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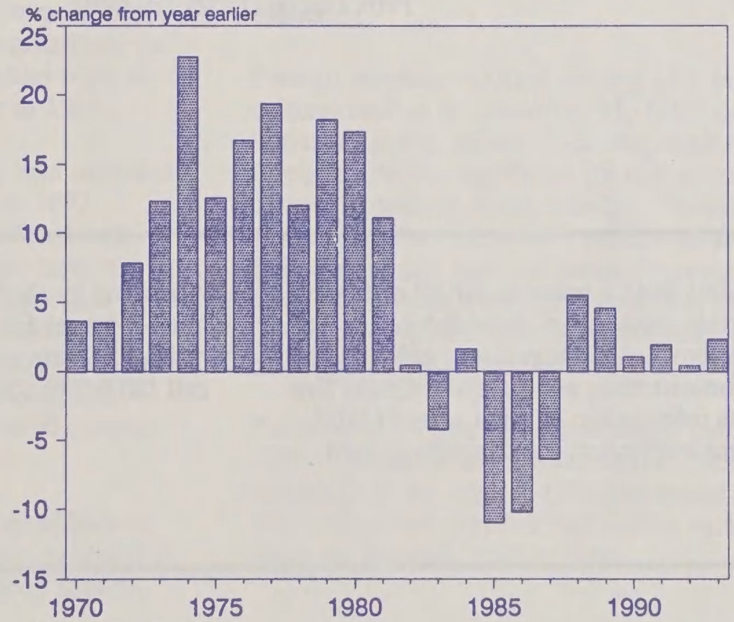
Agricultural Resources

Agricultural Land Values and Markets

Situation and Outlook Report

U. S. Farm Real Estate Values Rise for Sixth Straight Year



Nominal values.

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This report draws on data from a national survey of farmers and ranchers who provide estimates of farmland values and cash rents. Real estate brokers and appraisers, officials of the Farmers Home Administration and the Farm Credit System, and others furnish information on farm sales. USDA gratefully acknowledges respondent participation in both surveys.

Approved by the World Agricultural Outlook Board. Summary released June 22, 1993. Summaries of situation and outlook reports may be accessed electronically. For details, call (202) 720-5505.

Summary

The per acre value of U.S. farm real estate is expected to average 1 to 3 percent higher in 1993, a range that includes last year's slightly over 2-percent increase.

The January 1, 1993, value of U.S. farm real estate averaged $700 per acre. Although values have risen 6 consecutive years, bringing combined gains to 17 percent above the 1980's low of $599 in 1987, the January 1, 1993, value remained 15 percent below the record $823 in 1982.

With a 2.6-percent inflation rate (as measured by the Gross Domestic Product implicit price deflator) in 1992 just offsetting the slightly over 2-percent increase in the U.S. average farm real estate value, the inflation-adjusted value showed negligible change from January 1992. Real values have trended downward since 1981, placing the current value 49 percent below the 1981 peak.

Changes in regional and State farm real estate values during 1992 differed as investors responded to regional and local economic factors and to their interpretations of national economic indicators. During 1992, average values rose in all regions except the Pacific.

Strongest regional increases (4 percent) occurred in the Lake States, Appalachia, and the Delta States. Gains in the Lake States averaged 5 percent annually over the past 6 years, raising the average by 34 percent from its 1987 level. Appalachia's nominal value ($1,129 per acre) reached a record high. Recovery from the Delta States' 1987 low value in the 1980's has been uneven, averaging 2 percent higher annually. The current average ($802 per acre) represents 70 percent of the region's 1981 record high.

Three-percent gains in the Corn Belt and Northern Plains brought regional averages 33 and 40 percent, respectively, above 1987 values. Both are predominately agricultural regions that experienced substantial drops in values from record highs in the early 1980's to decade lows in 1987.

Several regions, representing widely differing land uses and per acre values, recorded 2-percent increases in 1992. Value gains brought regional averages for the Northeast ($1,753 per acre) and the Southeast ($1,235 per acre) to near record highs. The Southern Plains' $480 per acre reflected the first increase since values peaked at $675 in 1985 and then declined in subsequent years. Annual increases in the Mountain region have averaged 2 percent since 1988, raising the current $295 per acre to 90 percent of the region's 1984 record high.

Although the Pacific region recorded 1-percent declines in 1991 and 1992, annual changes since 1988 have averaged 2 percent higher. The current $1,190 per acre is 85 percent of the region's record high in 1984.

Cash rents for farms in 1993 are higher for most States. Higher cash rents for irrigated cropland are expected in most Western States. Changes in cropland rents in other States are mixed, as are most pasture rents.

Voluntary and estate sales accounted for about 72 percent of all farmland transfers in 1992, while family transfers represented an additional 18 percent. The share of foreclosures and other involuntary transfers has declined since 1987 and constituted only 7 percent in 1992.

Based on 6,070 reported sales in late 1992, owner-operators participated in 58 percent of farmland purchases, involving 66 percent of the acres bought and 62 percent of the total value of farmland purchased. Nonfarmers made 30 percent of the reported purchases, which were associated with 23 percent of acres purchased and 28 percent of the total value. Owner-operators controlled 50 percent of the farmland prior to sale, and survey respondents expect them to operate 70 percent of the land after sale. Tenant shares are expected to decline from 39 percent operating the land before sale to 12 percent following sale.

About 93 percent of farmland sold in late 1992 is expected to remain in agriculture over the next 5 years. Largest shifts to nonagricultural uses are anticipated in East Coast regions, where demand for nonagricultural uses is strongest.

Sixty percent of reported sales involved financing, with the proportion of debt to purchase price averaging 72 percent. At the national level, the Farm Credit System provided 33 percent of the credit extended for reported sales in late 1992, up from the previous year's 25 percent. The commercial banks' share also increased from 30 percent to 36 percent. Seller financing and insurance companies had smaller shares.

Foreign interests reported owning 14.5 million acres of agricultural land as of December 31, 1992, down from 14.8 million acres a year earlier. U.S. corporations in which foreigners held a significant interest or substantial control owned 54 percent of this acreage. Foreign-owned land currently represents just over 1 percent of all privately owned U.S. agricultural land and about 0.6 percent of all U.S. land. Most foreign-owned agricultural land is forest land (49 percent), with cropland (17 percent) and pasture or other uses (34 percent) accounting for the rest.

Taxes on U.S. agricultural real estate totaled $4.8 billion in 1991, 4 percent above a year earlier. Nationwide, taxes averaged $5.51 per acre in 1991, compared with $5.27 in 1990. Taxes per $100 of full market value averaged 80 cents, up from 78 cents in 1990.

Outlook

USDA forecasts a 1- to 3-percent increase in the per acre value of U.S. farm real estate in 1993, a range encompassing the just over 2-percent rise recorded in 1992. If the midpoint of the forecast is realized, the 1993 gain would represent the seventh consecutive annual increase, bringing the January 1, 1994, average value to 87 percent of the 1982 record high.

Real (inflation-adjusted) farm real estate values, however, will likely average lower in 1993, within a forecast range of no change to 2 percent lower. With inflation exceeding percent increases in nominal values of farm real estate in recent years, real values have trended lower since their record high in 1981. However, the trend has flattened out in recent years.

Returns on equity in farming in 1993 are forecast at 2-4 percent, compared with 3.9 percent in 1992 and 3.1 percent in 1991. National indicators of economic well-being point to a farm debt-to-equity ratio in 1993 near recent levels. The ratio began declining in 1985 and levelled off in 1990. The debt-to-asset ratios showed a similar pattern.

The value of U.S. agricultural exports in fiscal 1993 is forecast close to a year earlier. With an expanding export market providing the best opportunities for significant increases in U.S. commodity prices and in economic returns to farm real estate, outcomes of current trade negotiations and improved economic conditions in importing countries are key factors.

Quarterly surveys of a national panel of rural appraisers provide the Economic Research Service (ERS) with year-ahead forecasts of farmland value changes. In the January 1993 survey, the panel forecast a 1.7-percent increase in the average value of U.S. farmland during January 1993 to January 1994. Forty-five percent of the panel forecast higher values, while 46 percent indicated no change. In the April 1993 survey, their forecast increase rose to 2 percent for April 1993 to April 1994, with 56 percent of the panel expecting higher values and 41 percent anticipating no change.

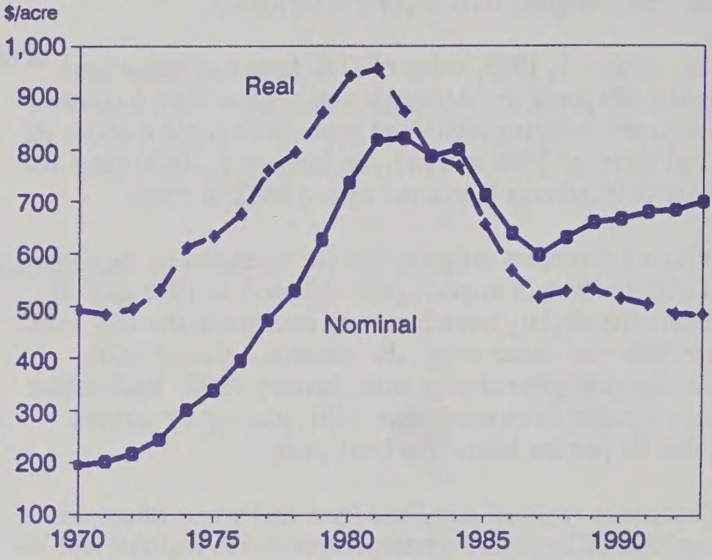
U.S. Farm Real Estate Value Averages 2 Percent Higher

The per acre value of U.S. farm real estate averaged slightly more than 2 percent higher during 1992, marking the sixth consecutive increase since the mid-1980's downturn in values ended in 1987. On January 1, 1993, the value of farmland and buildings averaged $700 per acre, 17 percent above the 1987 low, but still 15 percent below the record $823 in 1982 (table 1).

Because inflation, as measured by the Gross Domestic Product implicit price deflator, averaged 2.6 percent in 1992, the inflation-adjusted per acre value of U.S. farm real estate

Figure 1

Average Real and Nominal Values of U.S. Farm Real Estate



was nearly unchanged from January 1992 (app. table 1). With real values trending lower since 1981, the current value falls 49 percent below the 1981 peak. Real values have been about flat since 1987. The current value approaches the 1971 value, just prior to the build-up of both nominal and real values in the 1970's.

On January 1, 1993, the value of farmland and buildings for the 48 contiguous States totaled $684.6 billion, up 2 percent from a year earlier (app. table 2). Because the acreage in farms and ranches does not change much from year to year, State and regional percent changes in total value closely parallel percent changes in per acre values.

The average value per farm/ranch across the 48 contiguous States rose 2.5 percent in 1992 to $327,428 as of January 1, 1993 (app. table 3). The size of farms/ranches averaged 468 acres in 1992. Average values varied widely among States and regions due to differences in per acre values (table 1) and average size of operation.

Wyoming's $565,197 average value per operation is similar to Florida's $558,419, but the averages represent widely different situations. The size of operation in Wyoming averages 3,783 acres, with 90 percent of the State's acreage in pasture and grazing land. Wyoming's per acre value averages $149. In contrast, the average size of operation in Florida was 269 acres. Thirty-five percent of Florida's farmland is cropland, including high-valued orchards, while 43 percent is pasture, and 21 percent is woodland. The $2,074 per acre not only reflects more intensive use of farmland, but also the demand for farmland in nonagricultural uses in Florida.

Farm building values totaled $129.6 billion as of January 1, 1993 (app. table 4), representing nearly 19 percent of the total value of farmland and buildings. Building values were proportionately highest in the Northeast, Lake States, and Appalachia regions, accounting for 27 to 28 percent of total

Table 1.--Average per acre value of farm real estate, by State, 1986-93 1/

State	As of February 1				As of January 1				Percent change
	1986	1987	1988	1989	1990	1991	1992	1993	1992-93
	Dollars								Percent
Northeast:	1,340	1,491	1,586	1,763	1,722	1,703	1,711	1,753	2
Maine	854	885	962	1,019	1,019	978	931	992	7
New Hampshire	1,682	1,847	2,112	2,237	2,237	2,148	2,045	2,178	7
Vermont	1,060	1,114	1,124	1,190	1,190	1,142	1,087	1,158	7
Massachusetts	2,761	3,012	3,553	3,763	3,763	3,612	3,439	3,662	6
Rhode Island	3,284	3,389	4,748	5,028	5,028	4,827	4,595	4,894	7
Connecticut	3,372	3,557	4,171	4,417	4,417	4,240	4,036	4,299	7
New York	843	960	993	1,024	974	1,031	1,051	1,119	6
New Jersey	2,997	3,729	3,969	4,543	4,634	4,912	4,774	4,536	-5
Pennsylvania	1,332	1,540	1,579	1,874	1,807	1,757	1,820	1,747	-4
Delaware	1,684	1,677	1,765	2,058	2,259	2,248	2,126	2,362	11
Maryland	2,023	2,009	2,261	2,462	2,420	2,196	2,255	2,521	12
Lake States:	797	707	788	819	841	906	916	950	4
Michigan	1,012	924	971	983	1,005	1,085	1,105	1,130	2
Wisconsin	836	777	826	846	803	853	870	932	7
Minnesota	694	587	700	745	805	873	873	896	3
Corn Belt:	972	900	1,003	1,100	1,096	1,129	1,158	1,193	3
Ohio	1,136	1,097	1,199	1,262	1,204	1,217	1,249	1,267	1
Indiana	1,167	1,061	1,158	1,244	1,244	1,275	1,303	1,366	5
Illinois	1,232	1,149	1,262	1,383	1,389	1,433	1,500	1,503	0
Iowa	873	786	947	1,101	1,102	1,157	1,178	1,245	6
Missouri	648	604	640	673	679	689	689	715	4
Northern Plains:	360	331	368	398	425	440	449	462	3
North Dakota	334	303	319	326	340	368	358	388	8
South Dakota	267	238	269	291	328	351	365	370	1
Nebraska	416	400	457	523	550	556	569	580	2
Kansas	415	373	413	435	462	467	484	494	2
Appalachia:	1,025	1,004	1,037	1,077	1,111	1,059	1,089	1,129	4
Virginia	1,179	1,154	1,198	1,333	1,516	1,295	1,363	1,295	-5
West Virginia	616	633	682	702	613	625	719	696	-3
North Carolina	1,254	1,259	1,263	1,317	1,263	1,243	1,264	1,319	4
Kentucky	941	878	896	911	981	962	993	1,084	9
Tennessee	935	936	1,001	1,002	996	988	985	1,049	6
Southeast:	1,038	1,055	1,130	1,194	1,253	1,254	1,212	1,235	2
South Carolina	870	792	871	939	909	948	931	871	-6
Georgia	853	889	920	998	1,012	995	902	964	7
Florida	1,537	1,605	1,790	1,887	2,085	2,133	2,062	2,074	1
Alabama	803	786	800	822	839	791	832	863	4
Delta States:	880	757	781	797	782	797	771	802	4
Mississippi	778	685	697	713	728	754	738	757	3
Arkansas	779	724	761	778	750	770	724	759	5
Louisiana	1,191	921	940	954	915	905	905	945	4
Southern Plains:	579	532	531	516	495	482	472	480	2
Oklahoma	520	475	480	521	497	486	494	512	4
Texas	594	546	544	515	495	481	466	471	1
Mountain:	267	257	257	260	267	286	288	295	2
Montana	233	200	205	209	238	243	252	270	7
Idaho	631	552	572	595	661	659	687	691	1
Wyoming	159	157	147	142	149	153	138	149	8
Colorado	360	368	369	367	358	410	367	383	4
New Mexico	161	156	180	191	196	230	239	225	-6
Arizona	271	299	279	274	263	285	302	305	1
Utah	476	451	425	421	389	403	425	464	9
Nevada	219	240	227	234	194	219	231	215	-7
Pacific:	1,201	1,084	1,089	1,129	1,163	1,206	1,198	1,190	-1
Washington	840	756	739	757	779	798	792	782	-1
Oregon	570	541	542	535	571	583	603	657	9
California	1,730	1,554	1,575	1,657	1,704	1,787	1,765	1,722	-2
48 States	640	599	632	661	668	681	684	700	2

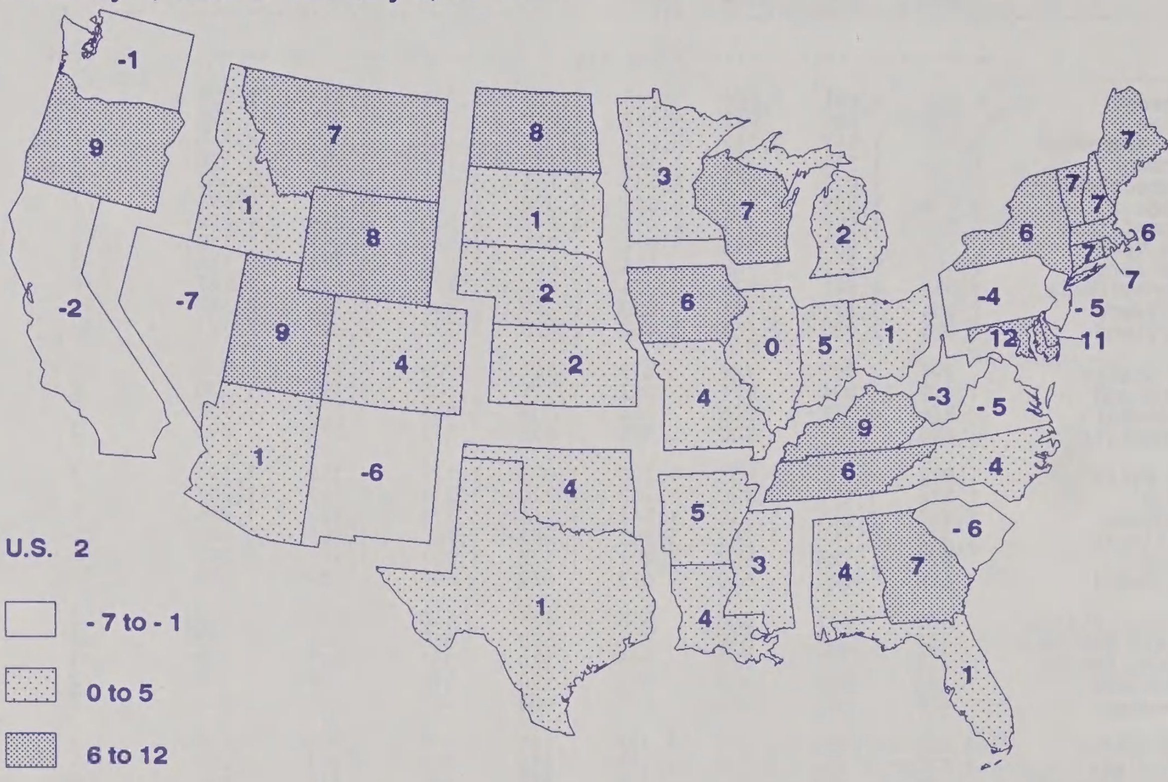
1/ Value of farmland and buildings in nominal dollars.

value. Relatively small operations in the Northeast (170 acres) and in Appalachia (158 acres) tend to make building values a relatively large component of total value. Farm operations in the Lake States averaged 265 acres, but buildings for dairying and other livestock helped account for the high proportion of building value.

Building values represented the smallest proportions in the Northern Plains (13 percent), Southern Plains (15 percent), and the Mountain region (15 percent). The larger scale of farms and ranches in these regions, with emphasis on large-scale grain production and cow-calf operations, helps account for buildings representing a relatively small share of total value.

Figure 2

Percent Change in Farm Real Estate Value Per Acre (Nominal Dollars): January 1, 1992 to January 1, 1993



When building values are subtracted from the total value of farm real estate, the per acre value of U.S. farmland averaged $568 as of January 1, 1993 (app. table 5). The current value is 2 percent above a year earlier, but 21 percent below the 1982 high.

Higher Regional Averages Except in the Pacific

The Northeast's 2-percent gain in 1992 brought the regional average close to the record $1,763 per acre recorded in early 1989. A weakened regional economy contributed to lesser demand for farmland for nonagricultural uses that helped pull values lower for January 1, 1990 and 1991. Strongest 1992 increases occurred in Maryland (12 percent) and Delaware (11 percent). Higher values were reported for all farmland uses in both States.

Wisconsin's 7-percent increase contributed to a 4-percent gain for the Lake States in 1992, bringing the regional average ($950) to 34 percent above its 1980's low of $707 in 1987. Wisconsin values were particularly higher for cropland, which constitutes nearly 75 percent of the State's land in farms. Pasture and woodland values showed strength in Michigan. Higher cropland values supported the Minnesota increase.

Corn Belt values averaged 3 percent higher in 1992, identical to gains in the 2 preceding years. Following a near halving of values from the record $1,776 per acre in 1981 to $900 in 1987, the current average ($1,193) reflects a 33-percent recovery since 1987 (figure 3). Changes in State averages in 1992 ranged from no change in Illinois to 6 percent higher in Iowa. Ninety percent of Illinois' land in farms is cropland, which showed no change in value in 1992. Also, slightly lower values for pasture were offset by higher values for woodland. In Iowa, on the other hand, higher average values were reported for all uses.

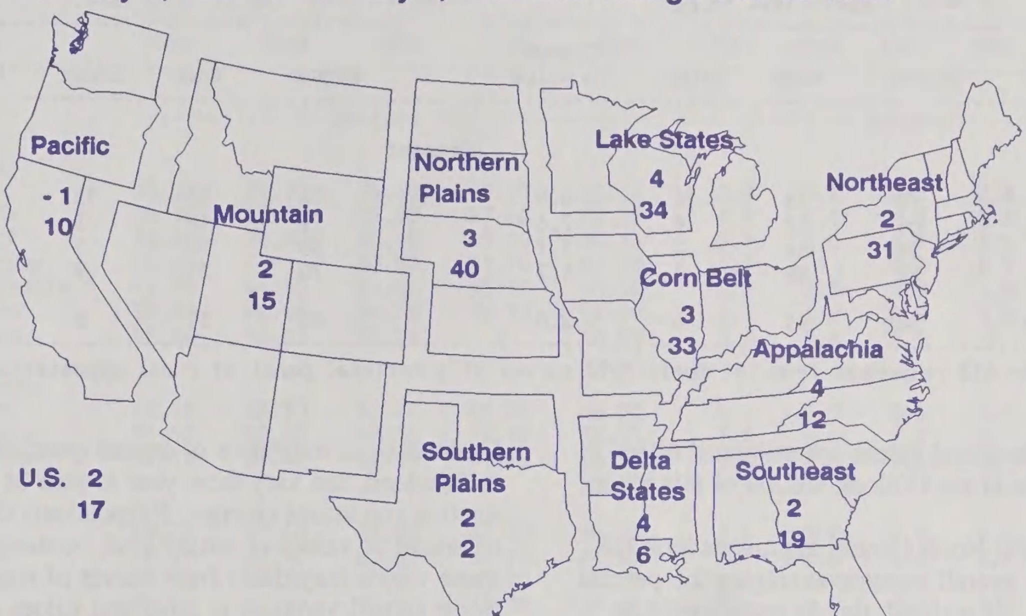
The Northern Plains' 3-percent gain was led by an 8-percent increase in North Dakota. A year earlier, drought conditions in North Dakota likely contributed to the State's 3-percent decline in value. In 1992, however, cropland values rose substantially; pasture values showed a moderate gain. Nebraska's 2-percent increase was supported principally by higher cropland values. Higher pasture values were relatively more important in Kansas and South Dakota than value increases for other uses. The region's current average value ($462) is 40 percent above the 1980's low of $331 per acre in 1987.

State changes in Appalachia varied widely, ranging from a 5-percent drop for Virginia to a 9-percent gain for Kentucky. The region's 4-percent gain brings the regional average ($1,129 per acre) to a record high. Appalachia's more varied demand for farmland helped minimize reductions in values during the early to mid-1980's when values fell sharply in the predominately agricultural regions. Lower 1992 cropland values in Virginia more than offset higher values for pasture and woodland, with all values generally weaker near urban areas. In Kentucky, values for all uses were substantially higher, bringing the current average ($1,084) to a record high.

Southeast values gained 2 percent in 1992 to $1,235 per acre, a near record. As with Appalachia, the Southeast did

Figure 3

Percent Change in Farm Real Estate Value Per Acre, January 1, 1992 to January 1, 1993 and Trough Year to 1993



Top number: January 1992-93

Bottom number: Trough year for region to January 1993

not show large value declines in the 1980's. Georgia's 7-percent gain led State increases. Most of Georgia's farmland is in cropland (57 percent) and woodland (35 percent); both showed strong value increases in 1992. Lower values in South Carolina's coastal regions contributed to the State's 6-percent decline.

Three- to 5-percent increases among the Delta States raised the regional average ($802 per acre) by 4 percent in 1992. This turnaround from 1991's 3-percent decline brought the average value to 70 percent of the region's 1981 record high. Higher cropland values supported the increase in Arkansas. Louisiana and Mississippi gains were led by higher values for pasture and woodland.

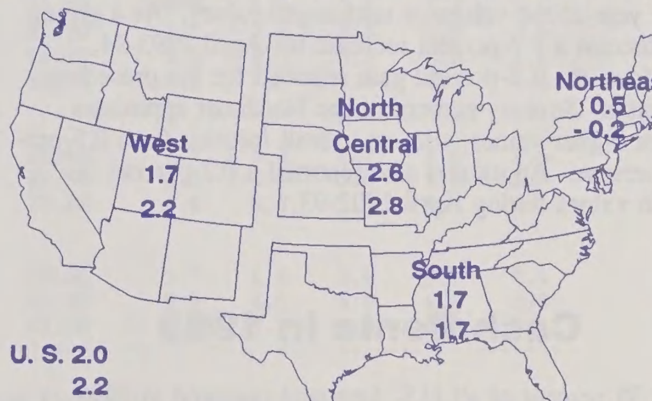
The 1-percent increase in Texas, the first since 1985, contributed to the Southern Plains' 2-percent gain. The 1992 gain was also the first regional increase since 1985. Higher values for pasture, which accounts for two-thirds of Texas' land in farms and ranches, and higher values for irrigated cropland more than offset lower values for nonirrigated cropland. Values were higher for all uses in Oklahoma, except for irrigated cropland.

The Mountain region exhibits a variety of land-use conditions. State changes in 1992 ranged from a 7-percent drop in Nevada to a 9-percent increase in Utah. The Nevada decline stemmed from lower pasture values; 91 percent of the State's land in farms is pasture/grazing land. The strong gain in Utah was linked to higher values for pasture and irrigated cropland. The Mountain region's current $295 per acre represents 90 percent of its 1984 record high.

Lower values in Washington and California more than offset Oregon's 9-percent increase in 1992. The 1-percent regional decline was identical to a year earlier. Sharply higher values for irrigated cropland and woodland together with higher values for pasture accounted for Oregon's large increase.

Figure 4

Appraisers Forecast Higher Values for April 1993-94



Top number: Expected percent change during April 1993 to April 1994

Bottom number: Reported percent change during April 1992 to April 1993

Recent Update in Farmland Values

Based on the April 1993 quarterly survey of a national panel of rural appraisers, U.S. farmland values are expected to average 2 percent higher during April 1993-94 (table 2). Fifty-six percent of the panel forecasts higher year-ahead values, while 41 percent expects no change, and 3 percent anticipates declines.

Because appraisers' information for specific areas is weighted to develop regional and national estimates, their

Table 2.--North Central leads expected year-ahead increases 1/

	Percent expecting values during April 1993 to April 1994 to be:				Percent reporting values during April 1992 to April 1993 were:			
	Higher	Same	Lower	Change in value	Higher	Same	Lower	Change in value
	Percent							
Northeast	70	16	14	0.5	34	53	13	-0.2
North Central	64	32	4	2.6	79	18	3	2.8
South	54	44	2	1.7	38	57	5	1.7
West	47	49	4	1.7	70	21	9	2.2
United States	56	41	3	2.0	63	31	6	2.2

1/ Based on 430 responses from the April 1993 survey of a national panel of rural appraisers.

expected changes in farmland values are estimated differently from the forecast in the Outlook section of this report.

Nearly two-thirds of the North Central appraisers look for higher values with an overall increase averaging 2.6 percent during April 1993-94. If realized, this increase would be near the 2.8-percent gain they reported for the preceding 12 months (table 2). Appraisers in the South look for a 1.7-percent increase in the year ahead, identical to the reported gain for April 1992-93.

Appraisers in the West are nearly equally divided between higher year-ahead values or unchanged values. As a group, they forecast a 1.7-percent increase for April 1993-94, down from the 2.2-percent gain reported for the preceding 12 months. Seventy percent of the Northeast appraisers forecast higher values, with an overall forecast for a 0.5-percent increase. Appraisers also reported a 0.2-percent decline in values during April 1992-93.

Cash Rents in 1993

About 38 percent of all U.S. farmland operated in 1992 was rented, according to USDA's 1992 Farm Costs and Returns Survey. (This count excludes land leased on an animal-unit-month basis, most of which is located in the Mountain and Pacific regions). Renting occurred most often in the Corn Belt, Delta States, Southern Plains, and Pacific regions where 44 to 50 percent of all land operated was leased. Renting was least prevalent in the Southeast and Mountain regions, where 27 percent of the land operated was leased. Tenants leased between 30 and 40 percent of the land in other regions.

Tenants most often rented on a cash basis. In 1992, 65 percent of all rented land was rented for cash, 30 percent for shares, and 5 percent rent-free. Cash renting was most widespread in the Lake States (85 percent), Southeast (85 percent), Northeast (75 percent), and the Southern Plains (75 percent). Tenants cash rented least often in the Corn Belt (44 percent), where renting on a share basis (52 percent) was used most frequently.

Cash rents, as indicators of annual gross economic returns to farmland, can vary from year to year as market and production conditions change. Respondents are also asked for estimates of values of rented land, because in some areas those values may differ from values of nonrented land. Some annual variation in rents and values of rented land also results from sampling and fluctuating response rates in the surveys.

Higher Farm Rents in the Southeast

Estimates of cash rents for farms are collected for most States east of the Plains regions plus North and South Dakota.

Cash rents in 1993 are generally higher for most States. Rents are up in the Southeast and in all States in Appalachia, except Virginia (table 3). Rents are also higher in the Corn Belt, except Illinois, and unchanged to higher in North and South Dakota. Largest reductions in 1993 are expected in New York and Delaware. However, Delaware's $62.30 is more in line with rents in recent years.

Rent-to-value percentages are unchanged to higher in the Southeast and the Northern Plains. Other regions show more variation among States.

Irrigated Cropland Rents Generally Higher

Irrigated cropland rents are expected to be higher in most States in 1993, except in Idaho and New Mexico (table 4). Rents for nonirrigated cropland in the Plains and Western States are also higher, except in Utah and Oregon.

While most eastern States report some irrigation, ERS does not attempt to develop separate estimates for irrigated and nonirrigated cropland. States within most eastern regions did not show uniform 1992-93 changes in cropland rents. Corn Belt States show substantially higher rents in Iowa and Missouri, but moderate declines in Ohio and Illinois. Southeast rents are higher, except Florida's $95.70 per acre, which is the lowest in several years. Rents in Appalachia are similar to a year earlier or higher.

Table 3.--Farms rented for cash: Average gross cash rent per acre and rent as a percent of value, selected States, 1989-93

State	Rent per acre					Rent to value 1/				
	1989	1990	1991	1992	1993	1989	1990	1991	1992	1993
	Dollars					Percent				
Northeast:										
Maine	38.00	36.30	34.10	41.70	40.20	3.2	3.8	5.2	2.6	5.9
Vermont	28.30	31.30	23.30	27.40	28.10	3.3	2.6	2.3	2.0	2.9
New York	34.60	25.90	30.40	33.80	30.80	3.2	4.0	4.5	3.5	3.0
New Jersey	60.80	*	37.80	41.70	42.70	0.3	*	0.2	0.5	0.5
Pennsylvania	44.10	44.10	41.20	43.20	50.50	2.1	2.3	1.9	1.8	2.2
Delaware	52.30	60.60	59.70	76.10	62.30	2.1	4.2	3.2	3.8	2.8
Maryland	53.60	54.00	53.20	*	58.50	2.3	3.3	2.5	*	2.3
Lake States:										
Michigan	42.50	43.80	52.80	44.90	46.00	6.0	5.9	6.6	6.0	*
Wisconsin	51.10	56.90	58.30	57.10	55.00	7.8	8.0	7.9	8.1	7.6
Minnesota	54.10	61.80	66.30	61.40	64.70	8.4	7.8	7.6	7.7	7.9
Corn Belt:										
Ohio	66.70	68.40	67.60	62.50	66.70	6.0	5.9	5.9	5.2	5.1
Indiana	78.00	83.10	85.80	84.90	85.90	7.0	6.8	6.6	7.1	6.7
Illinois	87.10	98.20	100.00	101.70	99.20	6.3	6.7	6.7	6.6	6.3
Iowa	91.40	96.00	97.00	101.00	102.20	8.3	7.9	8.5	8.0	7.7
Missouri	47.00	50.30	46.80	43.10	50.10	8.2	9.0	8.4	7.3	8.1
Northern Plains:										
North Dakota	24.20	24.30	27.00	24.70	25.60	8.1	8.8	8.3	8.3	8.8
South Dakota	20.90	20.50	21.00	21.90	21.90	7.8	*	7.4	8.2	8.1
Appalachia:										
Virginia	29.20	30.10	28.20	29.40	28.80	1.8	2.4	2.7	2.4	2.4
West Virginia	19.90	22.50	18.70	24.20	28.80	2.9	4.0	2.6	1.7	3.4
North Carolina	34.10	31.00	31.90	33.50	35.20	2.5	2.6	2.9	2.9	2.5
Kentucky	41.10	38.00	38.40	41.40	46.70	5.0	5.3	5.5	5.0	5.4
Tennessee	39.10	37.40	37.30	35.50	39.70	4.3	7.1	5.3	4.1	4.3
Southeast:										
South Carolina	24.80	21.10	21.10	19.80	22.40	3.1	3.2	2.7	2.6	2.6
Georgia	28.40	23.80	26.10	26.40	29.30	3.3	3.5	3.8	3.0	3.2
Alabama	25.70	28.40	23.20	24.90	27.20	4.0	4.8	3.9	4.1	4.4
Delta States:										
Mississippi	31.80	26.20	29.80	30.10	29.60	5.7	4.8	5.4	5.9	5.4
Arkansas	39.80	42.10	45.20	41.00	44.80	5.9	6.8	6.9	6.8	8.0
Louisiana	44.10	32.00	41.30	43.70	43.30	4.9	4.3	6.6	5.9	5.4

* = Insufficient information.
1/ Cash rent as a percent of per acre value of rented farmland.

Changes in Pasture Rents Vary

The Northern and Southern Plains and the Mountain region jointly account for 85 percent of the Nation's grazing land in farms and ranches. Rents in the Plains regions are lower in 1993, except for Kansas and Texas, which show slight increases. The large drop for Idaho to $19.10 per acre brings the 1993 average more in line with recent years. Colorado, on the other hand, shows a substantial increase from $6.80 per acre in 1992 to $10.90 in 1993.

Comparisons of 1992 and 1993 rents in other regions show no consistent movement. Rents average highest in the Northeast and Corn Belt, but both have relatively small proportions of farmland in pasture and grazing.

The 16-State average value for cattle grazing fees on privately owned nonirrigated land leased on an animal-unit-month basis was $10.46 in 1992, 7 percent above the 1991 average, but in line with the 1990 average rent (table 6). Substantially higher 1992 rents were reported for North Dakota and Washington.

Table 4.--Cropland rented for cash: Average gross cash rent per acre and rent as a percent of value, selected States, 1989-93

State	Rent per acre					Rent to value 1/				
	1989	1990	1991	1992	1993	1989	1990	1991	1992	1993
	Dollars					Percent				
Northeast:										
Maine	36.40	35.70	34.30	37.10	43.80	3.2	5.2	5.7	2.5	5.3
Vermont	38.20	25.60	22.60	34.30	38.70	3.7	2.9	2.5	1.6	2.4
New York	37.80	30.20	33.90	36.20	34.90	3.8	4.7	5.0	4.5	3.9
New Jersey	67.40	*	66.50	52.00	50.60	0.3	*	0.4	0.5	0.8
Pennsylvania	46.50	43.30	42.10	42.40	44.10	1.9	2.3	2.2	1.8	2.0
Delaware	57.10	55.80	59.60	62.30	57.90	2.7	3.8	3.6	3.3	2.6
Maryland	55.10	49.30	53.30	*	55.40	1.8	3.7	3.0	*	2.3
Lake States:										
Michigan	44.20	41.40	45.50	47.40	45.60	5.9	5.7	6.0	6.2	5.7
Wisconsin	50.90	50.00	52.30	51.40	52.50	7.7	7.2	7.1	7.3	6.9
Minnesota	59.80	61.50	63.30	62.30	64.20	8.4	7.6	7.4	7.6	7.6
Corn Belt:										
Ohio	70.80	69.10	69.10	70.20	68.50	6.4	6.0	5.8	5.6	5.5
Indiana	83.10	86.60	86.70	85.70	88.30	7.2	6.9	6.8	7.5	6.8
Illinois	94.30	99.40	100.90	103.30	102.90	6.5	6.7	6.6	6.5	6.3
Iowa	95.80	99.60	100.80	104.60	108.00	8.2	8.0	8.2	8.0	7.9
Missouri	59.80	61.90	62.20	58.20	64.10	8.9	9.9	9.3	8.0	8.9
Northern Plains:										
North Dakota	29.40	25.20	28.70	29.10	31.30	8.4	8.9	9.0	8.7	8.5
South Dakota	27.30	36.20	37.40	30.40	30.50	8.8	8.4	8.0	8.3	8.0
Nebraska--										
(Nonirrigated)	51.30	59.40	58.30	49.60	50.30	8.4	8.8	8.6	8.6	8.6
(Irrigated)	100.10	101.60	98.90	102.80	102.20	9.8	9.3	8.9	9.5	9.3
Kansas--										
(Nonirrigated)	30.20	33.10	32.50	31.90	32.80	7.6	8.0	7.7	7.2	7.4
(Irrigated)	62.50	61.50	60.60	62.70	65.10	10.3	9.1	8.7	9.5	9.3
Appalachia:										
Virginia	37.40	37.70	34.50	34.40	33.80	2.2	2.7	2.8	2.1	2.4
West Virginia	35.70	29.70	29.50	30.40	30.10	3.8	4.9	4.6	3.4	3.5
North Carolina	38.70	32.90	34.60	37.70	41.00	2.8	2.7	3.0	2.8	2.8
Kentucky	62.10	47.50	52.70	52.60	55.30	6.5	6.3	6.6	5.4	5.2
Tennessee	46.80	46.00	51.20	48.80	50.20	5.9	7.1	6.0	5.1	4.8
Southeast:										
South Carolina	26.00	23.20	22.30	21.70	22.50	3.1	3.6	3.0	2.5	2.8
Georgia	32.80	27.30	27.90	29.70	30.50	4.0	3.9	3.9	3.5	3.2
Florida	114.10	105.00	126.10	101.50	95.70	3.1	2.0	3.6	3.0	3.5
Alabama	29.70	33.90	28.60	28.10	30.70	4.1	5.5	4.7	4.1	4.3
Delta States:										
Mississippi	40.60	33.80	37.90	40.80	39.60	6.3	5.6	6.0	6.7	6.4
Arkansas	52.00	49.80	55.50	48.00	50.10	6.4	6.7	6.6	7.3	7.2
Louisiana	55.00	46.30	49.50	48.30	46.80	6.0	6.1	7.0	6.1	5.6
Southern Plains:										
Oklahoma--										
(Nonirrigated)	25.80	27.20	25.60	26.10	26.20	5.1	5.5	5.7	5.6	5.5
(Irrigated)	36.10	42.50	42.10	39.10	39.10	6.8	6.1	7.1	5.9	6.4
Texas--										
(Nonirrigated)	22.60	20.10	20.30	20.00	20.60	3.1	2.9	3.1	3.3	3.5
(Irrigated)	49.50	43.10	42.50	45.30	49.40	6.1	4.8	4.9	7.3	7.6
Mountain:										
Montana--										
(Nonirrigated)	23.90	21.80	18.40	19.80	21.00	8.4	8.3	7.3	8.3	7.8
(Irrigated)	54.40	60.20	43.60	50.60	54.80	8.5	8.3	6.6	5.0	5.5
Idaho--										
(Nonirrigated)	38.70	36.90	41.30	33.90	34.30	7.0	6.4	7.4	5.6	6.4
(Irrigated)	96.00	94.80	92.00	114.30	100.50	8.1	9.3	8.9	9.9	7.1
Wyoming--										
(Nonirrigated)	14.30	13.90	10.20	9.60	13.40	8.5	9.3	6.6	5.7	6.7
(Irrigated)	45.30	37.90	40.30	49.40	54.00	8.7	8.0	8.3	8.7	8.2
Colorado--										
(Nonirrigated)	28.90	20.50	23.50	20.40	24.80	6.3	6.9	8.1	5.6	7.6
(Irrigated)	68.70	70.90	70.80	72.70	76.20	7.5	8.6	6.1	7.2	7.1
New Mexico--										
(Irrigated)	70.50	62.00	70.40	87.70	80.40	3.9	4.1	3.9	2.6	2.5
Arizona--										
(Irrigated)	153.40	139.20	144.20	128.10	136.70	1.5	3.8	3.4	3.8	3.6
Utah--										
(Nonirrigated)	27.30	24.00	26.50	30.50	26.30	3.8	5.6	6.3	3.8	3.3
(Irrigated)	56.00	59.00	60.30	57.60	52.90	3.3	4.3	4.3	3.4	3.0
Nevada--										
(Irrigated)	79.30	72.10	87.70	92.70	89.10	7.0	4.5	5.1	4.8	6.2
Pacific:										
Washington--										
(Nonirrigated)	50.90	56.00	53.30	49.80	53.40	6.8	7.5	6.1	5.5	5.4
(Irrigated)	92.50	125.60	117.40	113.10	124.20	6.5	9.8	6.3	5.7	6.3
Oregon--										
(Nonirrigated)	55.70	50.00	53.10	58.20	55.50	7.2	5.4	4.7	6.0	5.6
(Irrigated)	84.00	88.50	96.00	106.70	124.70	7.9	5.6	6.2	6.1	7.8
California--										
(Irrigated)	184.20	155.00	167.60	179.60	191.50	5.0	5.3	4.8	3.4	3.6

* = Insufficient information.
1/ Cash rent as a percent of per acre value of rented cropland.

Table 5.--Pasture rented for cash: Average gross cash rent per acre and rent as a percent of value, selected States, 1989-93

State	Rent per acre					Rent to value 1/				
	1989	1990	1991	1992	1993	1989	1990	1991	1992	1993
	Dollars					Percent				
Northeast:										
Maine	17.60	16.30	18.10	25.50	27.60	1.3	2.8	3.4	1.8	3.8
Vermont	17.20	15.20	12.50	20.90	21.00	2.2	1.8	2.1	1.4	1.3
New York	16.00	16.10	16.90	19.90	17.00	3.4	4.3	5.2	4.2	2.2
New Jersey	22.90	*	*	*	27.10	2.0	*	*	*	0.5
Pennsylvania	22.90	23.50	21.60	21.80	25.40	2.0	2.1	1.7	1.5	2.0
Delaware	34.00	34.40	39.30	44.40	40.80	2.7	3.8	3.0	3.0	2.5
Maryland	30.80	30.80	33.80	31.90	31.50	1.6	2.6	2.5	2.1	2.5
Lake States:										
Michigan	20.00	20.50	21.70	19.60	21.50	4.7	4.4	4.8	4.2	4.2
Wisconsin	23.30	25.00	23.30	25.60	24.90	6.7	6.8	6.5	7.6	7.2
Minnesota	17.80	20.70	22.90	18.60	19.60	6.6	7.4	8.8	6.3	5.7
Corn Belt:										
Ohio	27.60	28.80	30.50	26.50	25.60	4.5	5.0	4.5	4.3	3.4
Indiana	33.90	35.30	33.40	35.00	35.90	5.6	5.9	5.4	6.1	5.7
Illinois	32.80	33.20	33.50	34.90	31.80	6.0	6.1	6.0	5.6	5.2
Iowa	30.00	32.60	35.40	33.60	36.10	7.7	7.2	7.7	7.3	7.0
Missouri	22.80	24.10	24.10	23.70	22.60	6.2	6.8	6.2	5.4	4.7
Northern Plains:										
North Dakota	8.40	8.50	8.80	9.20	9.10	6.8	6.9	6.6	7.1	6.8
South Dakota	7.10	6.80	8.60	8.20	7.80	7.9	7.6	8.0	7.4	6.3
Nebraska	12.30	10.60	12.40	11.80	11.30	7.7	7.1	7.9	7.4	6.9
Kansas	10.80	11.50	11.60	12.00	12.80	5.2	5.2	5.1	5.0	5.1
Appalachia:										
Virginia	21.00	22.40	21.20	22.60	20.20	1.6	2.1	2.6	2.2	1.9
West Virginia	14.50	11.50	11.10	14.70	16.70	3.1	2.7	2.3	1.9	1.9
North Carolina	22.50	20.00	18.70	21.30	23.20	1.8	2.5	2.3	2.1	1.8
Kentucky	25.50	24.90	25.20	25.90	24.50	4.0	4.8	4.3	3.3	3.3
Tennessee	26.40	26.90	25.20	23.50	25.80	3.3	5.7	4.6	2.9	3.3
Southeast:										
South Carolina	18.40	17.90	17.50	15.30	16.40	2.2	3.4	2.7	2.2	1.8
Georgia	21.00	19.50	19.90	19.70	21.10	2.4	3.1	3.3	2.6	2.2
Florida	27.10	20.20	22.50	21.40	21.00	1.2	0.8	1.7	0.8	0.8
Alabama	18.00	20.60	18.20	18.80	19.40	3.7	3.9	3.4	3.2	3.6
Delta States:										
Mississippi	15.90	14.70	15.60	14.90	15.00	3.4	3.6	3.7	3.4	3.1
Arkansas	19.90	16.90	15.50	18.60	19.90	3.7	3.7	3.3	4.0	4.9
Louisiana	16.10	18.30	17.70	17.20	14.50	2.1	3.4	3.0	2.7	2.1
Southern Plains:										
Oklahoma	9.50	9.70	10.50	10.20	9.40	2.8	3.2	3.4	3.4	3.0
Texas	7.30	9.20	9.00	6.90	7.00	1.4	1.6	1.7	1.8	1.6
Mountain:										
Montana	5.00	6.00	5.10	6.60	8.10	6.3	6.8	5.0	5.5	5.8
Idaho	20.60	16.40	17.20	26.50	19.10	7.3	5.6	5.2	6.1	6.3
Wyoming	5.50	4.90	3.50	3.60	4.20	5.2	4.9	3.4	3.6	3.8
Colorado	7.30	8.20	7.50	6.80	10.90	2.3	5.0	4.7	3.2	5.1
Utah	19.00	20.20	20.20	25.70	23.00	3.2	4.6	4.3	3.5	3.2
Pacific:										
Washington	29.10	30.00	*	21.90	29.80	6.8	8.5	*	4.0	4.2
Oregon	14.40	*	*	22.60	25.40	6.5	*	*	4.0	6.0
California	37.10	42.50	*	37.90	34.20	4.0	9.0	*	2.2	1.8

* = Insufficient information.
1/ Cash rent as a percent of per acre value of rented pasture.

Table 6.--Cattle grazing rates on privately owned nonirrigated land, 1987-92

State	1987	1988	1989	1990	1991	1992
	Dollars per animal unit month 1/					
Northern Plains:						
North Dakota	7.41	7.67	8.26	8.52	8.93	10.04
South Dakota	8.61	9.98	10.65	12.53	12.74	12.44
Nebraska	10.29	10.40	13.13	15.78	14.83	14.83
Kansas	8.87	9.42	10.13	10.58	11.10	10.99
Southern Plains:						
Oklahoma	5.68	6.09	9.94	4.31*	7.23	6.58*
Texas	8.30	8.06	9.37	7.61*	8.60*	8.92
Mountain:						
Montana	7.94	9.79	9.61	9.61	10.58	11.86
Idaho	6.60	6.99	6.93	8.42	10.18	9.49
Wyoming	6.31	8.93	10.06	9.64	9.98	9.93
Colorado	8.27	8.43	8.39	10.20	9.30	10.11
New Mexico	5.82	5.46*	7.51	6.66	3.02*	6.95
Arizona	7.19	4.47*	3.92*	3/	3/	5.53
Utah	5.98	8.70	9.06	7.79	9.64	9.79
Nevada	7.31	3/	4.18*	3/	9.45	10.26
Pacific:						
Washington	9.55	7.28*	7.94	7.82	7.81	10.69
Oregon	5.91	7.03*	7.40	8.28	8.93	9.28
California	8.46	9.43*	10.72	9.81*	9.61	10.09
16-State average 2/	8.09	8.98	10.06	10.86	9.78	10.46

* = Coefficient of variation exceeds 15 percent.

1/ Includes cow-calf rates converted to animal unit month (1 aum = cow-calf X 0.833). 2/ All States except Texas. 3/ Insufficient number of reports for an accurate estimate of grazing rates.

Source: USDA, NASS. Agricultural Prices. Pr 1 (12-92). Dec. 1992 and earlier issues.

Farmland Transfers

The 1993 Farmland Market Survey provided data on 6,070 sales completed between September 1 and December 31, 1992, involving nearly 1.7 million acres of farm and ranchland across the 48 conterminous States. Respondents reported details on up to five of the most recent voluntary and estate sales completed in their county(s) during this 4-month period. Each sale included at least 10 acres used primarily for agriculture at time of sale. Because respondents only focused on voluntary and estate sales and because sales activity may be seasonal, reported sales do not necessarily represent all sales during the year.

Twenty-nine percent of all reported sales occurred in the Corn Belt. The Northern and Southern Plains jointly accounted for 25 percent. Another 13 percent was concentrated in Appalachia and 9 percent in the Lake States. Shares in other regions ranged from 3.6 to 6 percent.

More generally, respondents estimated the types of farmland transfers within their county(s) during calendar 1992. At the U.S. level, they identified 72 percent of all transfers as voluntary and estate sales and 18 percent as family transfers. Foreclosures, bankruptcies, and condemnation sales and transfers totaled 7 percent, with regional rates ranging from 4 percent in the Corn Belt to 11 percent in the Southern Plains and Delta States. "Other" sales and transfers accounted for 3 percent. Percent shares for 1993 were similar to a year earlier.

Respondents reflected a cross-section of people in the farm real estate business. Farmers Home Administration officials (24 percent) and commercial bankers (22 percent) represented the largest groups of respondents. Others included real estate brokers (17 percent), appraisers (15 percent), Farm Credit System officials (12 percent), and "all other" (10 percent).

Acres Per Sale Down But Price Higher

Based on reported sales, acreage per sale at the national level averaged 267 acres during September-December 1992, the lowest since 1987 (table 7). Largest reductions from a year earlier occurred in the Southern Plains and Mountain regions, where sales involved a smaller percentage of pasture and grazing land than the year before. Pasture and grazing land tends to be sold in relatively large tracts, compared with sales of cropland and woodland on farms. In the 1993 survey, pasture and grazing land represented 66 percent of the principal uses prior to sale in the Southern Plains and 76 percent in the Mountain region, down from 74 and 82 percent, respectively, a year earlier (table 8).

Average price per acre at the national level increased from $599 in September-December 1991 to $631 a year later.

Table 7.--Farmland transfers: Average acres per sale and price per acre, 1985-93 1/

Region	1985	1986	1987	1988	1989	1990	1991	1992	1993
					Acres per sale				
Northeast	132	138	138	141	137	132	122	129	114
Lake States	129	121	140	144	139	134	141	122	115
Corn Belt	127	129	134	142	139	138	135	126	146
Northern Plains	297	387	323	403	383	375	375	330	358
Appalachia	110	123	131	115	130	226	128	117	108
Southeast	210	185	219	194	211	204	221	172	207
Delta States	164	196	277	237	349	224	222	207	233
Southern Plains	324	325	356	529	397	542	356	562	347
Mountain	1,380	1,051	977	1,891	1,179	1,243	1,752	1,585	1,473
Pacific	245	165	245	383	567	489	508	373	297
47 States	259	245	236	317	290	306	307	293	267
					Price per acre				
Northeast	1,182	1,248	1,658	1,768	2,105	2,430	2,027	1,619	2,049
Lake States	945	806	666	644	744	800	798	886	941
Corn Belt	1,187	944	870	955	1,088	1,097	1,187	1,216	1,103
Northern Plains	408	265	265	260	294	323	315	369	360
Appalachia	981	984	961	951	1,060	1,022	1,018	926	1,076
Southeast	935	1,064	1,037	1,253	1,455	1,400	1,277	1,835	1,430
Delta States	924	793	662	527	565	649	665	669	703
Southern Plains	598	792	448	321	379	324	415	293	401
Mountain	306	274	273	160	236	242	235	170	196
Pacific	1,856	2,079	1,447	1,310	1,192	1,509	1,107	1,479	1,318
47 States	747	725	607	566	639	654	637	599	631

1/ Reported acres and prices for each State are weighted to regional and U.S. averages according to the State's acreage of land in farms. Arizona is excluded from averages for the Mountain region and the 47 States. Based on reported sales during the 5 months ending March 1, 1985, the 5 months ending February 1, 1986-89, and the 4 months ending January 1, 1990-93.

Regional changes can be partly explained by year-to-year changes in principal use prior to sale and in probable future use. For example, 52 percent of the land in the Pacific region was principally in pasture and grazing land prior to sale in late 1992, up from 41 percent a year earlier. Because such land tends to sell at a relatively low price per acre, the average price per acre of farmland sold declined from $1,479 for 1992 to $1,318 for 1993. Similar circumstances occurred in the Southeast.

The 1993 average price was higher in Appalachia and the Southern Plains, partly because a higher percentage of farmland sold was relatively high-priced cropland and less was pasture and grazing land. More generally, land purchased for nonagricultural uses will be priced relatively high, regardless of whether that land was previously used for cropland, pasture, or woodland.

Principal Uses Prior to Sale Vary Among Regions

Cropland dominated farmland use prior to sale in the Northeast, Lake States, and Corn Belt regions, representing 75 percent or more of specified uses (table 8). Pasture and grazing land represented the principal land use in the Southern Plains and Mountain regions. Largest proportions of irrigated cropland were reported for the Delta States and the Pacific regions. Woodland on farms was most prevalent in Appalachia and the Southeast.

The importance of irrigation water to land use and value is particularly evident in the Mountain and Pacific regions. During September-December 1992, irrigated cropland was the principal use on 31 percent of acres sold in the Pacific region, but represented 64 percent of the total value of farmland sold in the region (table 8). On the other hand, 52 percent of acreage sold in the Pacific region was pasture and grazing land, which accounted for only 18 percent of the total value of farmland sold in the region. Similar relationships occurred in the Mountain region.

Most Farmland Bought by Owner-Operators

In reported sales during September-December 1992, owner-operators, including part-owners, accounted for 58 percent of the reported purchases of farmland, which represented 66 percent of the acreage and 62 percent of the total value (table 9). In terms of acres purchased, owner-operators increased their share in the Southeast, Delta States, Mountain, and Pacific regions over a year earlier.

Table 8.--Principal use of farmland prior to sale: Percent of acres and value, 1991-93 1/

Region	Nonirrigated cropland			Irrigated cropland			Pasture and grazing land			Woodland on farms		
	1991	1992	1993	1991	1992	1993	1991	1992	1993	1991	1992	1993
						Percent of acres						
Northeast	79	77	71	1	5	4	10	12	12	10	6	13
Lake States	89	87	89	1	5	4	4	3	4	6	5	3
Corn Belt	78	80	73	3	2	2	16	13	20	3	5	5
Northern Plains	42	41	51	7	13	9	51	46	40	*	*	*
Appalachia	39	35	47	3	1	1	40	43	30	18	21	22
Southeast	29	36	25	18	15	7	34	24	46	19	25	22
Delta States	38	28	27	24	34	35	27	25	30	11	13	8
Southern Plains	23	18	20	13	5	9	63	74	66	1	3	5
Mountain	7	10	10	7	7	13	86	82	76	*	1	1
Pacific	20	12	15	37	47	31	42	41	52	1	*	2
48 States	32	33	36	10	10	10	54	53	49	4	4	5
						Percent of value						
Northeast	83	73	75	1	10	5	9	13	10	7	4	10
Lake States	94	89	91	2	6	4	2	2	3	2	3	2
Corn Belt	89	90	86	3	2	2	7	6	10	1	2	2
Northern Plains	56	50	56	21	28	20	23	22	22	*	*	*
Appalachia	46	40	51	3	1	3	38	45	33	13	14	13
Southeast	17	16	19	44	49	31	28	22	37	11	13	13
Delta States	34	29	26	32	43	42	26	20	27	8	6	5
Southern Plains	28	28	24	22	10	9	48	58	63	2	4	4
Mountain	14	16	14	38	36	45	48	48	40	*	*	1
Pacific	13	7	17	77	84	64	9	9	18	1	*	1
48 States	49	48	51	24	26	19	23	22	25	4	4	5

* = Less than 0.5 percent.

1/ Based on reported sales during the 4 months ending January 1, 1991-93.

Nonfarmers represent the other large group of buyers. In September-December 1992, they were involved in 30 percent of the purchases associated with 23 percent of the acres and 28 percent of the total value. Generally, nonfarmers accounted for a larger market share in coastal regions where demand for farmland for nonagricultural uses is strongest. They represented significant shares of acres purchased in the Northeast (37 percent), Appalachia (36 percent), and the Delta States (34 percent).

Seller Shares Steady at National Level

Seller shares at the national level in September-December 1992 were comparable to a year earlier. Active farm operators who remained in farming and those who retired or quit farming accounted for 49 percent of the acres sold (table 10). Other major seller groups included estates (18 percent), retired farmers (10 percent) and nonfarmer/nonfarm business (23 percent).

Comparability at the national level, however, hides regional adjustments. In the Southern Plains, for example, estates (18 percent) and farm operators who remained in farming (26 percent) accounted for smaller proportions of acres sold in late 1992 than in 1991, while shares of all other groups in the region increased. In the Pacific region, farm operators remaining in farming were associated with 23 percent of the acres sold, down from 32 percent a year earlier, but shares by retired farmers increased from 5 percent to 17 percent.

Shift of Control to Owner-Operators

Based on information associated with reported sales during the last 4 months of 1992, owner-operators at the national level controlled nearly 50 percent of the farmland prior to sale. Following sale, however, they are expected to operate 70 percent of the farmland sold. Part of this gain results from a reduced share by tenants, declining from 39 percent before sale to 12 percent following sale. Respondents expect largest shifts from tenant-operated land to owner-operated land in the Corn Belt, Lake States, Northern Plains, and Southern Plains. Smallest shifts appear likely in Appalachia, the Delta States, and Pacific regions.

Comparisons of the proportions of acres held by tenure groups before and after sale at the national level show that about 73 percent of farmland operated by owners prior to sale is expected to continue under their control after sale with the rest operated by hired managers (15 percent), tenants (8 percent), or not farmed (4 percent). See table 11.

Table 9.--Farmland buyers: Percent of purchases, acres, and value by type of buyer, 1991-93 1/

Region	Buyer											
	Tenant			Owner-operator 2/			Retired farmer			Nonfarmer		
	1991	1992	1993	1991	1992	1993	1991	1992	1993	1991	1992	1993
	Percent of purchases											
Northeast	12	9	5	44	53	54	1	2	1	43	36	40
Lake States	17	14	15	59	60	58	2	2	3	22	24	24
Corn Belt	12	11	9	61	60	56	2	3	4	25	26	31
Northern Plains	12	10	10	75	74	70	1	2	3	12	14	17
Appalachia	9	9	11	51	51	46	2	3	3	38	37	40
Southeast	6	4	5	56	58	55	1	2	3	37	36	37
Delta States	15	9	5	49	49	59	4	3	1	32	39	35
Southern Plains	14	12	11	56	55	55	3	2	1	27	31	33
Mountain	14	9	10	59	63	61	1	2	*	26	26	28
Pacific	[illegible]	[illegible]	6	63	67	72	3	1	1	26	24	21
48 States	12	10	10	59	60	58	2	2	2	27	28	30
	Percent of acres											
Northeast	16	10	5	47	58	57	1	2	*	36	30	37
Lake States	22	14	16	57	62	62	2	2	2	19	22	20
Corn Belt	11	10	9	58	59	58	1	2	3	30	29	30
Northern Plains	13	13	10	74	73	70	1	1	3	12	13	17
Appalachia	7	10	12	48	50	50	1	2	2	44	38	36
Southeast	4	4	6	66	57	69	1	1	2	29	38	23
Delta States	13	16	7	43	43	58	2	3	1	42	38	34
Southern Plains	6	6	9	54	71	66	3	1	1	35	22	24
Mountain	19	5	9	50	58	73	*	*	*	31	37	18
Pacific	3	4	6	80	51	70	1	1	2	16	44	22
48 States	14	8	9	57	62	66	1	1	2	28	29	23
	Percent of value											
Northeast	10	12	5	53	48	53	1	1	*	36	39	42
Lake States	23	15	15	60	63	65	2	2	2	15	20	18
Corn Belt	10	10	8	59	60	60	2	2	3	29	28	29
Northern Plains	12	11	9	72	75	72	1	2	2	15	12	17
Appalachia	6	10	12	46	46	49	1	2	2	47	42	37
Southeast	2	3	2	79	59	75	*	1	1	19	37	21
Delta States	13	10	8	40	36	55	2	3	1	45	51	37
Southern Plains	11	7	9	54	57	59	3	2	1	32	34	31
Mountain	11	11	9	52	51	61	*	1	*	37	37	30
Pacific	3	4	9	76	47	67	2	*	2	19	49	22
48 States	9	8	8	62	57	62	1	1	2	28	34	28

* = Less than 0.5 percent.

1/ Percentages may not add to 100 because of rounding. Based on reported sales during the 4 months ending January 1, 1991-93. 2/ Includes part- and full-owner operators.

Table 10.--Farmland sellers: Percent of sales, acres, and value by type of seller, 1991-93 1/

Region	Seller: Estate 1991	Estate 1992	Estate 1993	Active farm operator who: Remained in farming 1991	Remained in farming 1992	Remained in farming 1993	Active farm operator who: Retired or quit 1991	Retired or quit 1992	Retired or quit 1993	Retired farmer 1991	Retired farmer 1992	Retired farmer 1993	Nonfarmer/ nonfarm business 1991	Nonfarmer/ nonfarm business 1992	Nonfarmer/ nonfarm business 1993
							Percent of sales								
Northeast	10	13	21	22	22	20	28	30	21	20	17	14	20	18	24
Lake States	13	16	20	19	18	19	17	20	19	23	22	19	28	24	23
Corn Belt	30	28	27	16	17	19	13	16	16	14	14	15	27	25	23
Northern Plains	31	29	31	14	20	19	13	13	13	19	17	16	23	21	21
Appalachia	25	26	25	22	20	22	17	18	16	11	13	14	25	23	23
Southeast	16	15	17	29	33	34	17	14	12	10	11	13	28	27	23
Delta States	16	13	9	26	26	21	16	14	22	16	14	12	26	33	36
Southern Plains	23	27	23	24	24	23	12	11	14	12	11	13	29	27	27
Mountain	12	12	12	31	29	34	17	22	18	12	9	9	28	28	27
Pacific	12	6	11	29	41	40	23	15	19	12	15	6	24	23	24
48 States	23	22	23	21	22	22	15	16	16	15	15	14	26	25	24
							Percent of acres								
Northeast	8	12	21	18	19	22	31	37	26	24	18	13	19	14	18
Lake States	16	17	19	17	16	18	19	25	22	21	20	19	27	22	21
Corn Belt	28	27	25	15	17	20	13	18	18	13	12	12	31	26	25
Northern Plains	25	23	29	14	19	21	26	16	16	18	18	14	17	24	20
Appalachia	23	23	27	22	22	21	15	19	18	9	13	13	31	18	21
Southeast	18	13	19	37	42	46	9	14	11	10	7	6	26	24	18
Delta States	14	14	9	28	30	23	13	12	17	10	8	13	35	36	38
Southern Plains	23	28	18	18	39	26	18	8	17	9	5	9	32	20	30
Mountain	3	7	5	28	49	55	14	26	21	6	4	3	49	14	16
Pacific	5	10	7	25	32	23	21	11	14	5	5	17	41	42	39
48 States	15	19	18	22	33	31	17	18	18	11	9	10	35	21	23
							Percent of value								
Northeast	14	15	25	26	17	26	25	37	22	19	16	11	16	15	16
Lake States	18	18	22	17	17	19	18	26	23	21	20	18	26	19	18
Corn Belt	33	30	30	15	17	19	12	15	18	12	11	12	28	27	21
Northern Plains	30	31	35	13	18	19	17	14	14	19	16	13	21	21	19
Appalachia	25	26	26	26	23	22	17	23	21	11	12	12	21	16	19
Southeast	14	5	12	56	61	59	9	9	14	5	4	4	16	21	11
Delta States	14	14	9	31	33	28	13	11	18	9	7	12	33	35	33
Southern Plains	24	25	20	21	29	23	17	11	18	10	7	9	28	28	30
Mountain	7	14	7	34	34	43	17	25	25	9	6	5	33	21	20
Pacific	9	4	6	33	39	44	18	8	18	4	7	6	36	42	26
48 States	20	19	22	28	30	29	15	16	18	11	10	10	26	25	21

1/ Percentages may not add to 100 because of rounding. Based on reported sales during the 4 months ending January 1, 1991-93.

Table 11.--Tenancy before and after sale, in percent of acres sold, 48 States, 1993 1/

Person farming before sale	Person farming after sale				
	Owner	Hired manager	Tenant	Not farmed	Total
			Percent		
Owner	73	15	*	4	100
Hired manager	39	55	6	*	100
Tenant	79	1	19	1	100
Not farmed	39	2	5	54	100

* = Less than 0.5 percent.

1/ Based on reported sales during the 4 months ending January 1, 1993.

Changes in other tenure groups indicate shifts to more control by owner-operators who are expected to control 79 percent of the farmland operated by tenants prior to sale and 39 percent of the land not farmed before sale. About 39 percent of the farmland operated by hired managers prior to sale is also expected to be owner-operated following sale.

Most Farmland Sold Expected To Stay in Agriculture Over the Next 5 Years

When asked to indicate probable use of farmland 5 years after sale, respondents at the national level expect 93 percent of that farmland to remain in agriculture, 2 percent in forestry, and 5 percent in other uses such as recreation, residential, and commercial/industrial operations (figure 5). These expected uses are similar to those reported a year earlier.

In most regions, 85 percent or more of the farmland sold is expected to continue in agricultural uses. Exceptions include the Northeast (77 percent), Appalachia (79 percent), and the Southeast (75 percent). "Other uses" are relatively important in these regions and in the Pacific. Demand for farmland for nonagricultural uses is most active in coastal regions. Forestry represents an important expected use in the Southeast (13 percent).

Farmland sold in late 1992 and expected to remain in agriculture over the next 5 years averaged 296 acres per sale and $599 per acre at the national level (table 12). Regional averages ranged from 1,743 acres in the Mountain region to 116 acres in Appalachia. Sales of large tracts of grazing land in the Mountain States contributed to the high acres per sale and also to the relatively low ($196) price per acre.

Acres in "other uses" averaged highest in the Pacific (520 acres) and Mountain (341 acres) regions. However, highest per acre prices occurred in the Northeast ($2,764) and the Southeast ($1,714).

Financing Rate Levels Off

Sixty percent of the reported sales in late 1992 involved financing, compared with 61 percent a year earlier (table 13). This may represent a levelling off of a steadily declining proportion since 1980 when 91 percent of reported sales involved financing. National values were near record high in 1980.

Regions showed more year-over-year variation. Proportions for sales in late 1992 were substantially lower in the Northeast, Northern Plains, and Mountain regions, but higher in the Lake States, Corn Belt, and Delta States.

Figure 5

Probable Use of Farmland 5 Years After Purchase

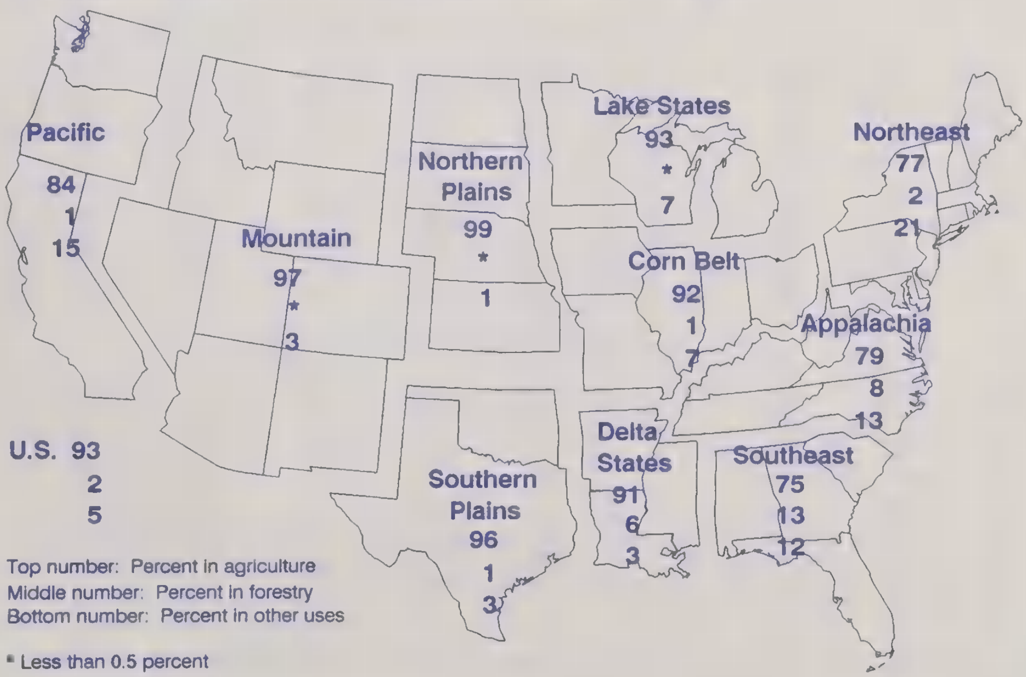


Table 12.--Farmland transfers: Average acres per sale and price per acre by probable use of property 5 years after purchase, 1991-93 1/

Region	Agriculture 2/			Forestry			Other 3/		
	1991	1992	1993	1991	1992	1993	1991	1992	1993
				Acres per sale					
Northeast	135	139	129	81	*	*	85	112	92
Lake States	153	136	126	83	122	*	84	70	66
Corn Belt	138	130	150	101	187	112	115	89	102
Northern Plains	363	302	370	*	*	*	127	224	135
Appalachia	117	125	116	102	112	164	141	82	70
Southeast	267	194	227	155	167	287	128	113	125
Delta States	253	238	270	113	145	119	122	69	93
Southern Plains	354	527	372	137	186	*	425	657	111
Mountain	1,922	1,766	1,743	40	*	*	555	679	341
Pacific	547	419	283	80	*	*	77	172	520
48 States	335	310	296	120	147	176	172	190	120
				Price per acre					
Northeast	1,687	1,507	1,737	625	*	*	2,692	1,936	2,764
Lake States	799	906	933	386	533	*	580	835	981
Corn Belt	1,192	1,239	1,115	394	314	448	1,021	986	1,254
Northern Plains	325	389	356	*	*	*	571	491	849
Appalachia	1,016	947	1,028	534	590	464	1,256	1,157	1,484
Southeast	1,794	2,143	1,532	661	520	781	1,393	1,537	1,714
Delta States	687	705	735	526	372	352	695	686	698
Southern Plains	377	285	387	663	518	*	495	443	662
Mountain	158	157	196	725	*	*	573	361	525
Pacific	882	1,223	1,372	1,108	*	*	11,664	6,634	941
48 States	563	591	599	593	480	573	939	908	1,175

* = Insufficient information or none reported.

1/ Based on reported sales during the 4 months ending January 1, 1991-93. 2/ Cropland and grazing land. 3/ Includes uses for recreation, rural residences, residential subdivisions, and commercial/industrial purposes.

Table 13.--Credit-financed farmland transfers, 1985-93 1/

Year	North-east	Lake States	Corn Belt	Northern Plains	Appa-lachia	South-east	Delta States	Southern Plains	Moun-tain	Pacific	U.S.
				Percent of transfers on which debt was incurred							
1985	85	87	77	78	81	82	83	81	85	86	82
1986	82	83	72	69	75	74	82	76	78	78	76
1987	76	79	70	64	76	72	76	68	71	75	73
1988	78	78	67	62	72	63	74	68	76	73	70
1989	71	80	65	62	68	56	63	65	64	68	66
1990	76	77	64	65	65	60	59	64	68	68	66
1991	69	74	66	66	57	56	65	61	63	61	64
1992	70	65	62	62	56	55	54	60	60	60	61
1993	59	69	66	55	54	55	63	58	53	58	60
				Debt as a percent of purchase price							
1985	78	81	76	77	78	79	87	79	72	69	76
1986	77	77	73	79	81	83	85	82	72	71	77
1987	76	81	73	74	78	81	81	81	82	72	77
1988	68	77	70	75	75	74	80	79	61	68	72
1989	73	78	73	75	76	64	81	75	76	71	73
1990	76	78	72	70	78	72	82	74	76	46	69
1991	76	76	72	69	77	76	84	72	73	70	74
1992	74	76	73	73	78	77	83	79	67	67	74
1993	77	74	71	74	77	79	82	71	62	67	72

1/ Based on reported sales during the 5 months ending March 1, 1985, the 5 months ending February 1, 1986-89, and the 4 months ending January 1, 1990-93.

Table 14.--Credit-financed farmland transfers: Percent of credit volume extended, by type of lender, 1983-93 1/

Regions and type of lender	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993
						Percent					
Northeast:											
Sellers	29	29	32	28	31	27	22	19	20	23	28
Commercial banks	9	16	17	24	27	36	32	30	36	20	18
Insurance companies	1	1	*	*	2	*	1	*	*	5	*
Farm Credit System	39	27	23	20	19	24	40	41	35	43	46
Others	22	27	27	28	20	12	5	10	9	9	8
Lake States:											
Sellers	44	44	49	53	41	39	38	33	37	44	25
Commercial banks	6	10	12	16	30	31	37	39	36	37	44
Insurance companies	1	3	1	1	*	*	*	2	2	3	3
Farm Credit System	38	32	24	17	18	20	20	16	14	15	22
Others	11	11	15	13	10	10	5	10	11	2	6
Corn Belt:											
Sellers	37	32	27	30	20	17	20	21	18	21	12
Commercial banks	10	15	16	38	45	54	44	37	43	44	45
Insurance companies	5	4	8	3	7	2	7	10	6	6	2
Farm Credit System	37	36	33	16	15	15	25	25	28	23	32
Others	10	13	16	12	13	12	4	7	5	6	9
Northern Plains:											
Sellers	32	27	25	49	24	19	24	31	29	26	19
Commercial banks	4	7	14	20	36	33	30	26	34	33	40
Insurance companies	2	4	4	10	2	3	4	2	*	1	3
Farm Credit System	42	43	39	14	23	34	33	26	32	34	30
Others	21	20	19	7	14	11	9	15	5	6	8
Appalachia:											
Sellers	17	17	26	27	15	18	30	18	14	10	14
Commercial banks	20	27	25	35	54	47	40	45	51	52	50
Insurance companies	4	1	1	*	1	1	*	*	3	*	1
Farm Credit System	33	33	25	18	13	21	24	27	26	27	30
Others	26	24	23	20	16	14	6	10	6	11	5
Southeast:											
Sellers	17	24	22	24	35	25	8	26	14	15	23
Commercial banks	19	9	10	16	23	44	48	37	33	22	49
Insurance companies	1	7	1	2	12	7	18	15	43	40	*
Farm Credit System	50	41	43	34	17	16	22	18	8	20	26
Others	12	20	23	23	12	9	4	4	2	3	2
Delta States:											
Sellers	13	19	15	9	19	7	13	16	18	15	11
Commercial banks	15	14	18	27	22	25	31	33	37	38	33
Insurance companies	3	3	9	10	3	7	20	6	14	4	*
Farm Credit System	42	[illegible]	29	34	12	40	31	32	19	35	50
Others	26	27	30	19	44	21	5	13	12	8	6
Southern Plains:											
Sellers	31	23	24	30	15	14	27	35	29	24	25
Commercial banks	9	13	11	13	23	26	29	16	27	39	26
Insurance companies	9	3	3	18	9	*	2	1	1	3	2
Farm Credit System	27	37	35	25	24	39	35	40	33	28	43
Others	25	23	28	14	29	21	7	8	10	6	4
Mountain:											
Sellers	41	22	50	42	52	33	40	37	30	39	36
Commercial banks	2	3	3	3	9	6	17	9	8	15	17
Insurance companies	7	18	1	1	2	7	7	9	11	16	2
Farm Credit System	35	37	29	27	26	35	27	32	42	22	31
Others	15	20	17	26	11	19	9	13	9	8	14
Pacific:											
Sellers	52	30	39	31	30	39	40	45	49	69	59
Commercial banks	2	6	7	9	12	3	10	5	2	7	19
Insurance companies	1	17	5	1	21	19	2	15	7	1	*
Farm Credit System	31	38	32	49	24	22	35	28	36	21	20
Others	13	9	17	10	12	18	13	7	6	2	2
48 States:											
Sellers	33	28	33	32	30	24	24	28	23	30	23
Commercial banks	9	11	13	21	28	32	34	28	32	30	36
Insurance companies	4	7	3	5	7	5	7	8	13	9	1
Farm Credit System	37	36	31	25	19	25	29	27	26	25	33
Others	16	18	20	17	16	14	6	9	6	6	7

* = Less than 0.5 percent

1/ Based on reported sales during the 5 months ending March 1, 1983-85, the 5 months ending February 1, 1986-89, and the 4 months ending January 1, 1990-93. Beginning in 1989, the Farm Credit System includes the former Federal Land Banks and Production Credit Associations (PCA's). In preceding years, the PCA's were included in the "Others" group.

Table 15.--Average interest rates by holder of first lien on property sold, 1991-93 1/

Region	Seller financing 1991	Seller financing 1992	Seller financing 1993	Commercial banks 1991	Commercial banks 1992	Commercial banks 1993	Farm Credit System 1991	Farm Credit System 1992	Farm Credit System 1993
	Percent								
Northeast	9.5	9.2	8.3	10.8	9.3	8.9	10.4	8.9	8.0
Lake States	9.1	8.8	8.1	10.6	9.5	8.5	10.0	9.0	8.0
Corn Belt	9.4	8.6	7.8	10.5	9.0	8.1	10.1	8.4	7.4
Northern Plains	9.1	8.5	7.6	10.2	9.3	8.6	10.2	8.6	7.8
Appalachia	9.6	9.4	8.1	11.1	9.5	8.8	10.4	8.9	7.9
Southeast	10.5	9.7	8.6	11.0	10.0	8.5	10.9	9.3	7.7
Delta States	9.7	9.3	9.5	11.2	9.9	8.5	11.1	9.9	8.3
Southern Plains	9.5	8.9	7.9	11.5	9.6	8.9	10.6	9.1	8.1
Mountain	9.5	9.2	8.7	9.9	10.0	8.5	10.2	9.7	7.9
Pacific	9.8	9.9	8.6	11.4	8.7	9.1	10.4	10.2	9.4
48 States	9.6	9.2	8.3	10.8	9.4	8.5	10.4	9.1	7.9

1/ Based on reported sales during the 4 months ending January 1, 1991-93.

Debt as a percent of purchase price at the national level decreased from 74 percent in late 1991 to 72 percent in late 1992 (table 13). Percents dropped in 6 regions, particularly the Southern Plains, where the percent returned to more historical levels. The percent edged higher in the Northeast, Northern Plains, and Southeast regions, and remained unchanged in the Pacific.

More Financing by the Farm Credit System and Commercial Banks

Sources of credit vary from year to year, as borrowers look for financing at most favorable terms. At the national level, the Farm Credit System accounted for 33 percent of the credit extended among reported sales in late 1992, up from the previous year's 25 percent (table 14). The share of commercial banks also increased from 30 percent to 36 percent. Seller financing and insurance companies had smaller shares.

Shares provided by the Farm Credit System were substantially higher in the Delta States and Southern Plains regions. Commercial banks provided substantially more financing in the Southeast and Pacific regions. Seller financing continued to be important in the Northeast, Mountain, and Pacific regions.

Interest rates on reported sales at the national level dropped during late 1992, particularly financing by the Farm Credit System for which reported rates averaged 9.1 percent in late 1991 and 7.9 percent in late 1992 (table 15). Rates also declined for seller financing (8.3 percent) and commercial banks (8.5 percent). Interest rates varied among regions, with the lowest generally in the Corn Belt and the Northern Plains. Rates averaged highest in the Delta States, Mountain, and Pacific regions.

Foreign Ownership of U.S. Agricultural Land

The U.S. Department of Agriculture monitors foreign ownership of U.S. agricultural land (farm and forest lands) under the Agricultural Foreign Investment Disclosure Act of 1978.

Beginning February 1, 1979, this law requires all foreign owners of U.S. agricultural land to submit reports to the Secretary of Agriculture detailing the number of acres owned and associated information. Thereafter, subsequent transactions (acquisitions and dispositions) must be reported to the Secretary within 90 days of their occurrence. This provides the Department a continuing inventory of foreign ownership of U.S. agricultural land.

Foreign interests reported owning 14.5 million acres of U.S. agricultural land as of December 31, 1992 (table 16). This represents slightly more than 1 percent of the 1.26 billion acres of privately owned U.S. agricultural land, and about 0.6 percent of all U.S. land. Although total foreign holdings are 2 percent lower than a year earlier, the proportion of U.S. agricultural land held by foreigners has remained close to 1 percent since 1981.

Foreign-owned acreage is concentrated in the Northeast (3.3 million acres), accounting for 3.9 percent of the region's privately owned agricultural land. Proportions owned by foreigners in other regions ranged from 0.1 percent in the Northern Plains to 2.3 percent in the Pacific region (figure 6).

Foreign owners do not exclusively own all 14.5 million acres. About 54 percent is owned by U.S. corporations in which foreigners have a significant interest or substantial control. The other 46 percent is held by foreigners not affiliated with U.S. corporations.

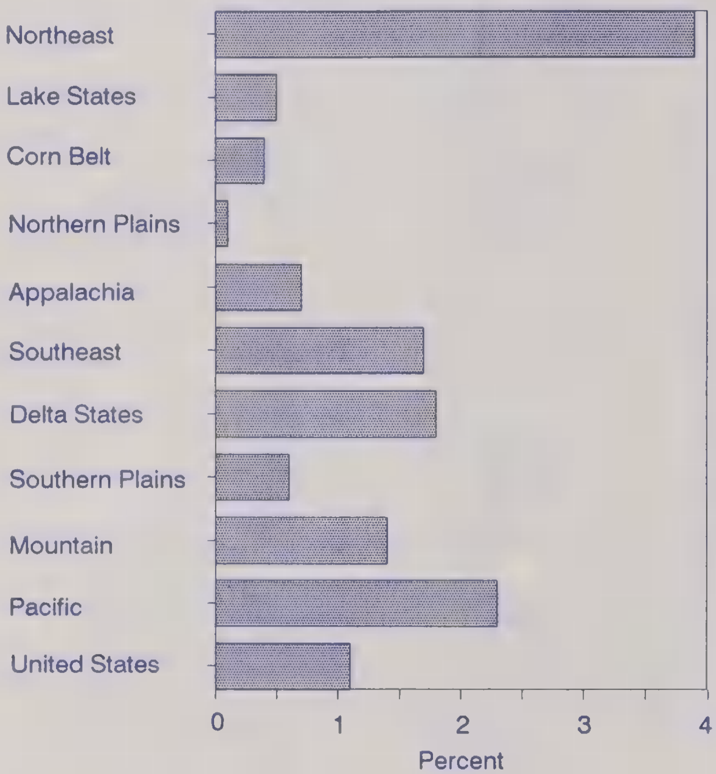
Table 16.--U. S. agricultural landholdings of foreign owners, by State, December 31, 1992

State	Total land area of State 1/	Privately owned agricultural land 2/	Foreign-owned agricultural land	Proportion of foreign-owned to privately owned agricultural land
	------- Thousand acres ------		Acres	Percent
Northeast:				
Maine	19,837	18,065	2,545,212	14.1
New Hampshire	5,756	4,251	220,064	5.2
Vermont	5,935	5,153	117,612	2.3
Massachusetts	5,008	2,664	1,884	0.1
Rhode Island	675	357	0	0.0
Connecticut	3,118	1,884	881	0.0
New York	30,321	21,893	270,736	1.2
New Jersey	4,779	2,438	19,189	0.8
Pennsylvania	28,728	21,518	70,821	0.3
Delaware	1,237	972	5,870	0.6
Maryland	6,296	4,510	51,828	1.1
Lake States:				
Michigan	36,451	25,742	204,617	0.8
Wisconsin	34,833	26,729	24,295	0.1
Minnesota	50,911	36,343	214,177	0.6
Corn Belt:				
Ohio	26,243	22,519	176,491	0.8
Indiana	22,996	20,493	81,403	0.4
Illinois	35,613	31,633	185,828	0.6
Iowa	35,818	33,582	32,127	0.1
Missouri	44,125	39,289	86,637	0.2
Northern Plains:				
North Dakota	44,352	39,211	29,474	0.1
South Dakota	48,609	39,556	42,506	0.1
Nebraska	49,052	45,444	77,219	0.2
Kansas	52,338	49,780	78,465	0.2
Appalachia:				
Virginia	25,410	20,963	117,428	0.6
West Virginia	15,436	13,531	105,337	0.8
North Carolina	31,260	26,392	230,355	0.9
Kentucky	25,388	22,578	95,597	0.4
Tennessee	26,339	21,873	173,782	0.8
Southeast:				
South Carolina	19,330	15,851	193,114	1.2
Georgia	37,156	32,338	579,513	1.8
Florida	34,658	23,975	571,548	2.4
Alabama	32,491	28,620	417,940	1.5
Delta States:				
Mississippi	30,229	26,713	514,396	1.9
Arkansas	33,330	27,981	190,400	0.7
Louisiana	28,494	24,523	698,743	2.8
Southern Plains:				
Oklahoma	43,939	38,500	53,495	0.1
Texas	167,691	154,417	1,086,754	0.7
Mountain:				
Montana	93,048	53,052	574,432	1.1
Idaho	52,744	15,256	22,357	0.1
Wyoming	62,073	24,459	175,348	0.7
Colorado	66,301	36,618	585,161	1.6
New Mexico	77,654	35,705	836,748	2.3
Arizona	72,645	10,502	330,068	3.1
Utah	52,527	11,892	46,973	0.4
Nevada	70,332	8,248	162,607	2.0
Pacific:				
Washington	42,567	22,530	387,447	1.7
Oregon	61,558	28,022	733,236	2.6
California	100,031	44,042	918,724	2.1
Hawaii	4,112	1,998	179,321	9.0
Total	1,899,774	1,264,605	14,518,160	1.1

1/ 1980 land area from Geography Division, Census Bureau. 2/ Privately held land based on A. Daugherty, unpublished data, Econ. Res. Serv., US Dept. Agr., 1987. Estimate of total land less public, Indian, transportation, and urban land. Includes forest land, pastureland, cropland, range, and miscellaneous uses.

Figure 6

Share of Privately Owned Agricultural Land Held by Foreigners



Because of U.S. corporate landholding arrangements, an increase in foreign-owned land does not necessarily represent new acquisitions by foreigners. That is, corporate landholdings may show up as foreign-owned in one year, but not another, as the corporation's stock passes in and out of foreign ownership. The land, however, is still owned by the same corporation.

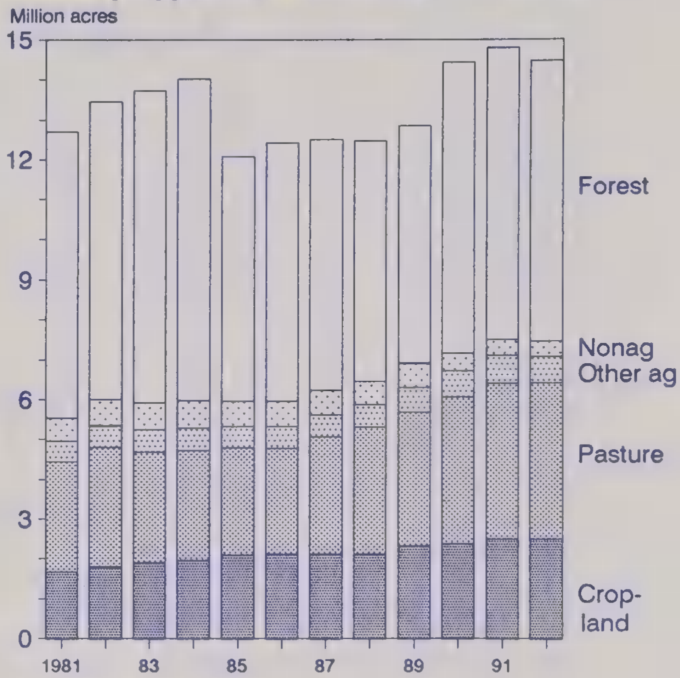
Forest land represented 49 percent (7.1 million acres) of all foreign-owned agricultural land (figure 7). Other uses included cropland at 17 percent (2.5 million acres), pasture and other agricultural land--citrus groves, orchards, cattle feedlots, and others--at 31 percent (4.5 million acres), and agricultural land not used for cultivation at 3 percent (417,000 acres).

The amount of "farmland" (cropland, pasture, and other land in farms) owned exclusively by foreigners not associated with a U.S. corporation was about 3.1 million acres, 21 percent of all foreign-owned acres.

Investors from the following seven countries owned 74 percent of all foreign-owned U.S. agricultural land: Canada (23 percent), the United Kingdom (21 percent), Germany (10 percent), France (8 percent), Switzerland (4 percent), the Netherlands Antilles (4 percent), and Mexico (4 percent). Japanese investors, including U.S./Japanese corporations, owned 3 percent of the foreign-held acreage (app. table 6).

Figure 7

Trends in Foreign Ownership of Agricultural Land by Type of Use, 1981-92



Corporations (U.S. and foreign) owned 10.5 million acres, partnerships held 2.9 million acres, and individuals accounted for 911,000 acres. The remaining 228,000 acres were owned by estates, trusts, associations, and others.

Foreigners reported agricultural landholdings in all States except Rhode Island and Alaska (table 16 and figure 8). Most States reported a small percentage of privately owned agricultural land held by foreign interests. However, relatively high percents resulted for Maine (14.1), Hawaii (9.0), and New Hampshire (5.2).

Foreign-owned land in Maine accounts for 18 percent of all foreign-owned U.S. agricultural land. Most (90 percent) of the Maine acreage is forest land owned by four companies. Two companies are Canadian, the third is a U.S. corporation that is partially Canadian-owned, and the fourth is a U.S. corporation that is partially French-owned.

Foreign owners do not appear to be taking their agricultural land out of production. At the time of reporting, foreign owners stated that they intended to keep 94 percent of the acreage in agricultural use. They also reported no change in tenure for 48 percent of the acreage, some change for 24 percent, and no information on the remaining 28 percent.

Figure 8

State Concentration of Foreign Ownership of Agricultural Land, December 31, 1992

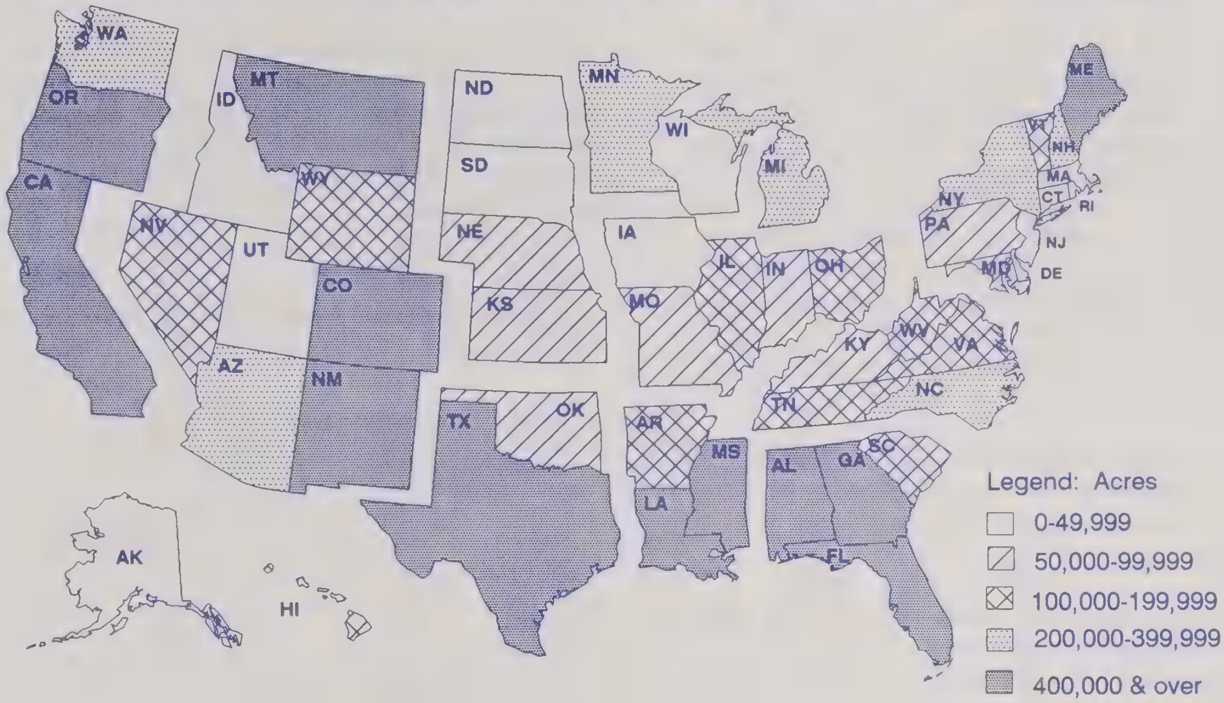
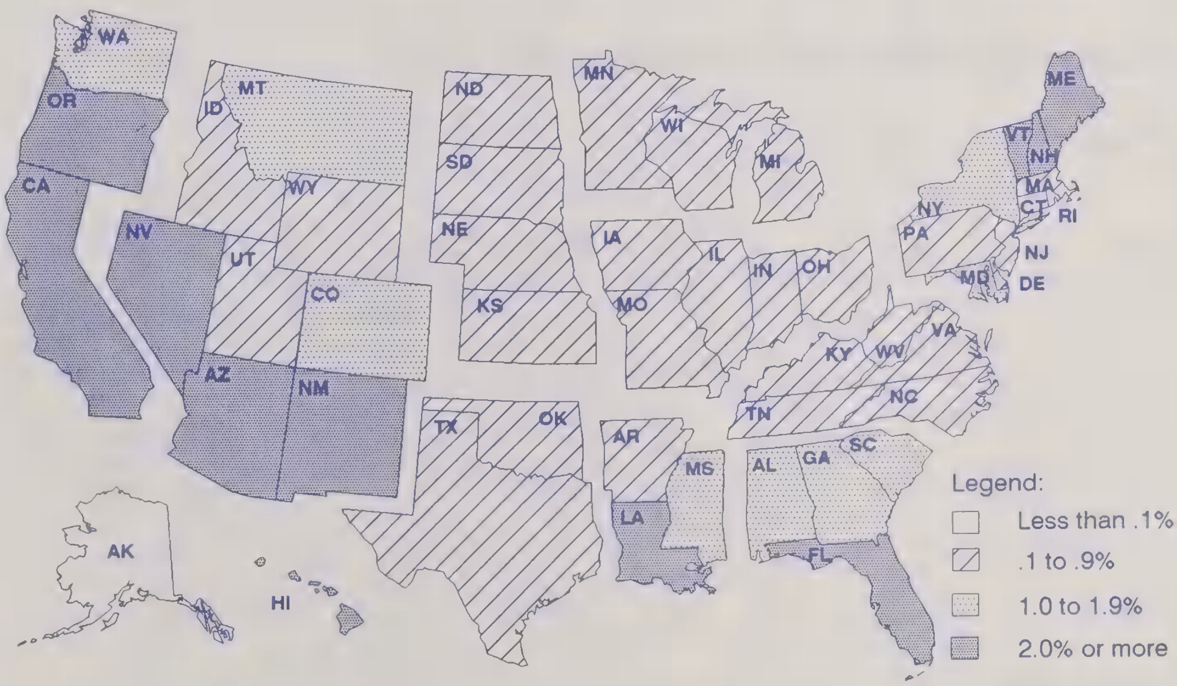


Figure 9

Proportion of Foreign-Owned Agricultural Land to All Privately Owned Agricultural Land in the United States, December 31, 1992



Agricultural Real Estate Tax Developments

Taxes levied on U.S. agricultural real estate (land and buildings) by State and local governments totaled $4.8 billion in 1991, 4 percent above a year earlier (table 17). (Alaska is excluded because of difficulties in determining the amount of privately owned taxable agricultural land in the State.) The U.S. average tax per acre was $5.51, up from $5.27 in 1990. The increase in tax per acre was slightly greater than the increase in farm real estate values so that the average tax per $100 of full market value on U.S. farm real estate rose slightly from $0.78 in 1990 to $0.80 in 1991. Since 1957, taxes per acre have surpassed taxes per $100 of full market value (figure 10).

Compared with 1990, taxes per acre in 1991 averaged higher in 41 States, lower in 6, and unchanged in 2. Taxes per $100 of full market value in 1991 were higher in 30 States, lower in 12, and unchanged in 7.

Taxes varied widely among the States. For example, average tax per acre in 1991 ranged from a low of $0.39 in New Mexico to a high of $49.63 in Rhode Island (table 17 and figure 11). State taxes also varied within regions. In the Corn Belt, for example, tax per acre ranged from $2.58 in Missouri to $14.19 in Illinois. Similarly, tax per acre in the Southeast ranged from $1.33 in Alabama to $13.36 in Florida.

Tax per $100 of full market value ranged from a low of $0.09 in Delaware to a high of $3.21 in Michigan (table 17 and figure 12). It also varied considerably within regions. Within the Mountain region, for example, the tax ranged from $0.17 in New Mexico to $2.04 in Arizona.

Variations in State taxes result in part from (1) the degree that States rely on real estate taxes, rather than income or sales taxes, as a source of local revenue, and (2) the extent that States provide tax relief, such as preferential land-use assessment, homestead and old age exemptions, and veterans' preferences.

Figure 10

U. S. Agricultural Real Estate Taxes

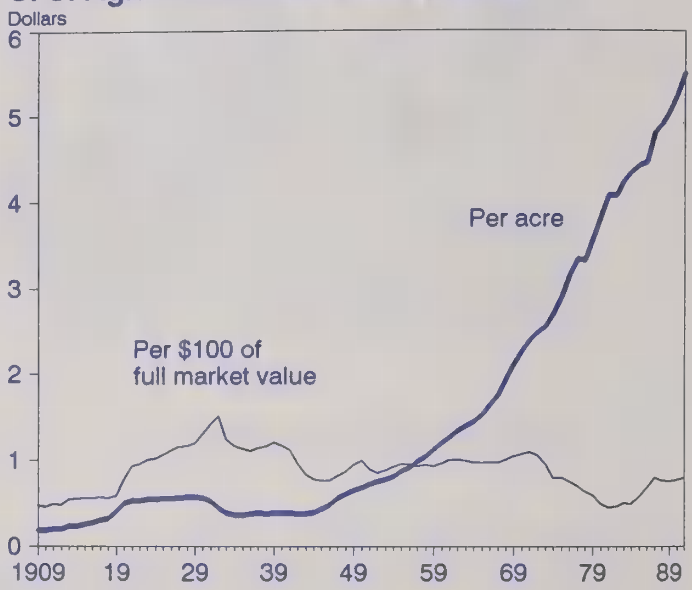


Figure 11

Agricultural Real Estate Taxes, Average Per Acre, 1991

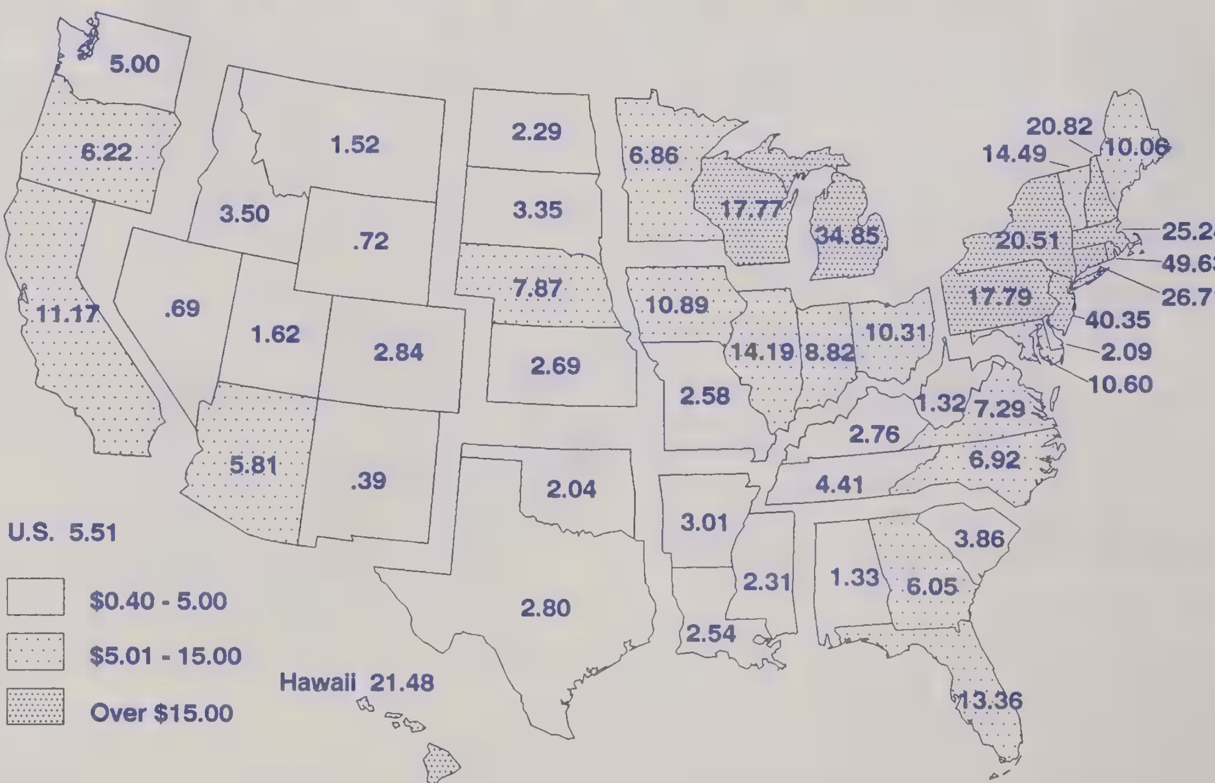


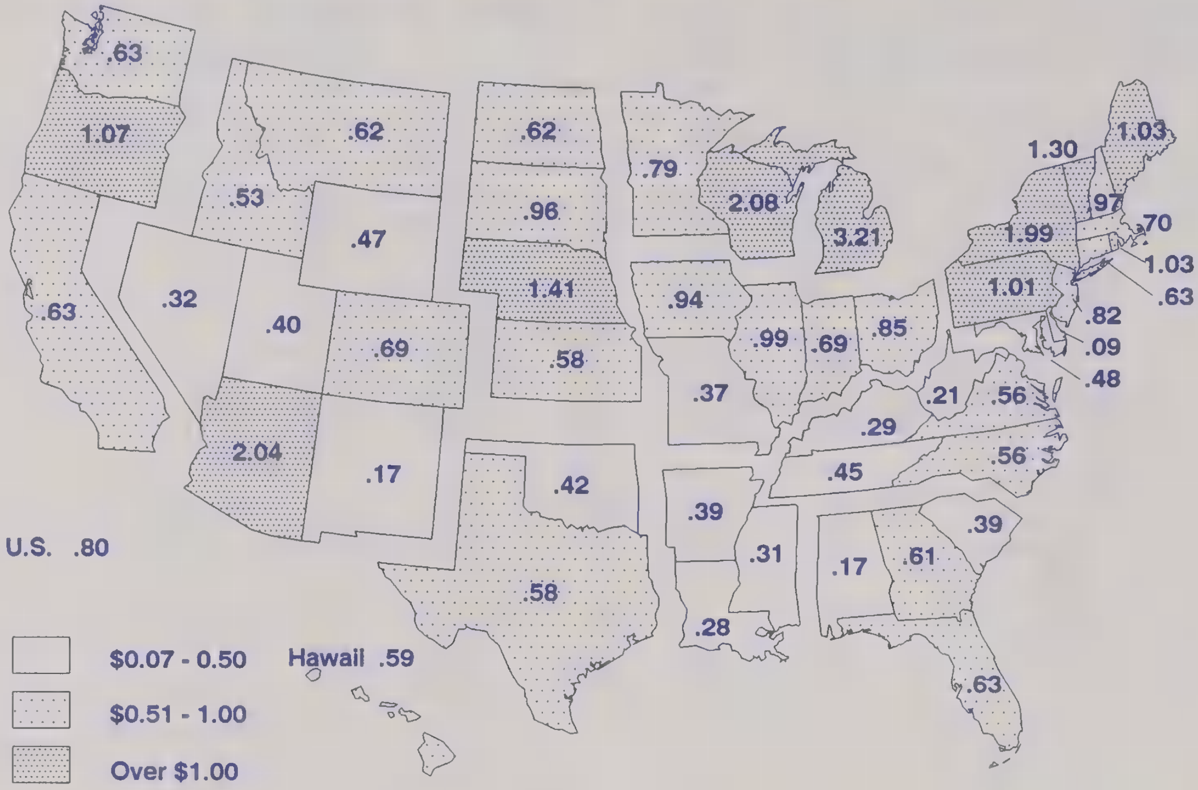
Table 17.--Taxes levied on agricultural real estate, by State, 1990-91

State	Total taxes		Average tax per acre		Taxes per $100 of full market value	
	1990	1991	1990	1991	1990	1991
	Million dollars		Dollars		Dollars	
Northeast:						
Maine	12.7	13.1	9.52	10.06	0.93	1.03
New Hampshire	8.7	8.4	21.13	20.82	0.94	0.97
Vermont	20.0	20.7	14.43	14.49	1.21	1.30
Massachusetts	15.5	14.7	26.73	25.24	0.71	0.70
Rhode Island	2.7	2.7	48.22	49.63	0.96	1.03
Connecticut	9.7	10.0	26.08	26.71	0.59	0.63
New York	154.3	163.6	19.11	20.51	1.96	1.99
New Jersey	33.7	34.6	39.72	40.35	0.86	0.82
Pennsylvania	128.0	133.5	17.05	17.79	0.94	1.01
Delaware	0.9	1.2	1.70	2.09	0.08	0.09
Maryland	21.8	23.1	10.01	10.60	0.41	0.48
Lake States:						
Michigan	334.6	351.4	33.18	34.85	3.30	3.21
Wisconsin	282.8	290.8	17.18	17.77	2.14	2.08
Minnesota	171.9	181.8	6.49	6.86	0.81	0.79
Corn Belt:						
Ohio	142.3	155.7	9.42	10.31	0.78	0.85
Indiana	131.4	140.3	8.11	8.82	0.65	0.69
Illinois	431.9	402.1	15.24	14.19	1.10	0.99
Iowa	345.1	343.7	10.94	10.89	0.99	0.94
Missouri	72.5	74.4	2.51	2.58	0.37	0.37
Northern Plains:						
North Dakota	84.9	85.5	2.27	2.29	0.67	0.62
South Dakota	106.0	124.1	2.86	3.35	0.87	0.96
Nebraska	325.2	344.2	7.43	7.87	1.35	1.41
Kansas	118.8	124.6	2.56	2.69	0.55	0.58
Appalachia:						
Virginia	60.6	60.8	7.19	7.29	0.47	0.56
West Virginia	3.9	4.4	1.18	1.32	0.19	0.21
North Carolina	52.7	59.4	6.09	6.92	0.48	0.56
Kentucky	37.5	37.7	2.74	2.76	0.28	0.29
Tennessee	47.8	50.4	4.18	4.41	0.42	0.45
Southeast:						
South Carolina	15.6	16.9	3.38	3.66	0.37	0.39
Georgia	56.8	60.0	5.54	6.05	0.55	0.61
Florida	121.1	130.2	11.97	13.36	0.57	0.63
Alabama	11.3	11.2	1.32	1.33	0.16	0.17
Delta States:						
Mississippi	20.9	22.5	2.12	2.31	0.29	0.31
Arkansas	40.5	41.8	2.92	3.01	0.40	0.39
Louisiana	19.3	19.1	2.54	2.54	0.28	0.28
Southern Plains:						
Oklahoma	56.2	61.8	1.86	2.04	0.37	0.42
Texas	331.2	354.1	2.60	2.80	0.52	0.58
Mountain:						
Montana	103.4	106.5	1.47	1.52	0.62	0.62
Idaho	37.9	39.0	3.36	3.50	0.51	0.53
Wyoming	16.5	17.1	0.70	0.72	0.47	0.47
Colorado	66.8	81.3	2.38	2.84	0.66	0.69
New Mexico	12.3	11.8	0.40	0.39	0.21	0.17
Arizona	46.5	48.9	5.53	5.81	2.10	2.04
Utah	11.4	11.4	1.62	1.62	0.42	0.40
Nevada	2.8	3.7	0.53	0.69	0.27	0.32
Pacific:						
Washington	64.5	64.2	5.02	5.00	0.63	0.63
Oregon	95.9	100.2	5.96	6.22	1.04	1.07
California	268.7	277.2	10.65	11.17	0.63	0.63
Hawaii	30.0	36.5	17.63	21.48	0.59	0.59
United States 1/	4,589.8	4,772.3	5.27	5.51	0.78	0.80

1/ Excludes Alaska.

Figure 12

Agricultural Real Estate Taxes Per $100 of Full Market Value, 1991



Background on Tax Data

USDA maintains a data series on agricultural real estate taxes, by State and the Nation, that dates from 1890 for taxes per acre and from 1909 for total taxes and taxes per $100 of full market value.[1] ERS obtains the data from a nationwide survey of approximately 4,200 taxing jurisdictions. Each provides tax and acreage information for a sample of 10 farm or ranch parcels in its jurisdiction for the current and preceding years. Respondents in jurisdictions with fewer than 10 parcels are requested to provide information on all parcels in the jurisdiction. For 1991, the reponse rate from the 4,200 jurisdictions was about 64 percent.

ERS uses taxes levied (the tax bill) rather than taxes paid because of taxpayer challenges or delinquencies, both of which may take several years to resolve. ERS assumes that over time taxes levied and taxes paid are about equal.

ERS uses Census of Agriculture data on acres of land in farms to expand the survey data to State and U.S. estimates. For noncensus years, the Census data are adjusted by annual percent changes in acres of land in farms, as reported by USDA's National Agricultural Statistics Service

Property Taxes as a Source of Local Revenue

Although property taxes continue to increase, the Federation of Tax Administrators (FTA) reports[2] that as a proportion of State and local own-source revenue these taxes have declined during 1972-1990, dropping from 31 percent of total State and local own-source revenue in 1972 to 22 percent in 1990. On the other hand, income taxes as a proportion of State and local own-source revenue increased from 14 to 18 percent, sales taxes from 15 to 17 percent, and fees and miscellaneous revenue from 20 to 30 percent for the same period. Other taxes (gross receipts and severance, alcohol and tobacco taxes, and so forth) declined from 20 to 13 percent.

The shift away from property taxes, according to the FTA, is primarily due to (1) property owner resistance to increasing property taxes, (2) Federal and State grants and aid to local governments that reduced reliance on property taxes to finance schools and public works projects, and (3) declining economic conditions that are forcing State and local governments to adopt other revenue sources. At the same time, growing fiscal demand on State and local governments has led to the imposition of user fees. Such fees represent an alternative revenue source that avoids direct taxes; allows for continued use, such as in parks, recreational facilities, and so forth; and places the cost burden on the user.

Unlike income and sales taxes, the lion's share of which goes to State governments, revenues from property taxes are split 96 percent to local governments and only 4 percent to the States. Fees and miscellaneous revenues are more evenly split, with 57 percent going to local governments and the remaining 47 percent to the States.

[1] These data, from 1890 to 1991, are soon to be published in a USDA Statistical Bulletin and will be available as a standard electronic data product.

[2] FTA, Tax Administrators News, pp. 116-117, Vol. 56, No. 10 (Oct. 1992).

List of Tables

Appendix table 1.--Average per acre real (inflation-adjusted) value of farm real estate, by State, 1986-93 1/

State	As of February 1				As of January 1				Percent change 1992-93
	1986	1987	1988	1989	1990	1991	1992	1993	
	Dollars								Percent
Northeast:	1,190	1,290	1,329	1,422	1,331	1,262	1,218	1,217	0
Maine	759	766	806	822	[redacted]	725	663	688	4
New Hampshire	1,494	1,597	1,770	1,804	1,729	1,592	1,456	1,512	4
Vermont	941	964	942	960	920	846	774	804	4
Massachusetts	2,452	2,605	2,978	3,035	2,909	2,677	2,449	2,541	4
Rhode Island	2,916	2,932	3,980	4,055	3,887	3,578	3,272	3,396	4
Connecticut	2,995	3,077	3,496	3,563	3,415	3,143	2,874	2,983	4
New York	749	830	832	826	753	764	748	777	4
[redacted] Jersey	2,662	3,226	3,327	3,664	3,583	3,641	3,399	3,148	-7
Pennsylvania	1,183	1,333	1,324	1,512	1,397	1,302	1,296	1,212	-6
Delaware	1,495	1,451	1,479	1,660	1,746	1,666	1,514	1,639	8
Maryland	1,796	1,737	1,895	1,986	1,871	1,628	1,606	1,750	9
Lake States:	708	612	661	661	650	672	652	659	1
Michigan	[redacted]	799	814	793	777	804	787	784	0
Wisconsin	743	673	692	682	621	632	619	647	4
Minnesota	616	508	587	601	622	647	622	622	[redacted]
Corn Belt:	863	779	841	887	847	837	825	828	0
Ohio	1,009	949	1,005	1,018	931	902	889	879	-1
Indiana	1,037	918	971	1,003	962	945	928	948	2
Illinois	1,094	994	1,058	1,116	1,074	1,062	1,068	1,043	-2
Iowa	775	680	794	888	852	858	839	864	3
Missouri	576	522	536	543	525	511	491	496	[redacted]
Northern Plains:	320	286	308	321	328	326	320	321	0
North Dakota	297	262	267	263	263	273	255	269	6
South Dakota	237	206	225	234	254	260	260	257	-1
Nebraska	369	346	383	422	425	412	405	403	-1
Kansas	368	323	346	351	357	346	345	343	-1
Appalachia:	910	869	869	869	859	785	775	784	1
Virginia	1,047	998	1,004	1,075	1,172	960	970	899	-7
West Virginia	547	548	572	567	474	463	512	483	-6
North Carolina	1,114	1,089	1,059	1,062	976	921	900	915	2
Kentucky	836	760	751	735	758	713	707	752	6
Tennessee	831	809	839	808	770	732	701	728	4
Southeast:	922	913	947	963	970	929	863	857	-1
South Carolina	773	685	730	757	703	703	663	604	-9
Georgia	758	769	771	805	782	738	642	669	4
Florida	1,365	1,388	1,500	1,522	1,612	1,581	1,468	1,439	-2
Alabama	713	680	671	663	649	586	592	599	1
Delta States:	782	655	655	643	605	591	549	557	1
Mississippi	691	592	584	575	563	559	525	525	0
Arkansas	691	626	638	628	580	571	516	527	2
Louisiana	1,058	797	788	769	707	671	644	656	2
Southern Plains:	514	460	445	416	383	357	336	333	-1
Oklahoma	462	411	402	420	384	360	352	355	1
Texas	527	472	456	415	383	357	332	327	-1
Mountain:	237	222	215	210	206	212	205	205	[redacted]
Montana	207	173	172	169	184	180	179	187	4
Idaho	560	477	479	480	511	488	489	480	-2
Wyoming	141	136	123	115	115	113	98	103	5
Colorado	320	318	309	296	277	304	261	266	2
New Mexico	143	135	151	154	152	170	170	156	-8
Arizona	241	259	234	221	203	211	215	212	-2
Utah	423	391	356	340	301	299	303	322	6
Nevada	195	208	190	189	150	162	164	149	-9
Pacific:	1,067	938	913	911	899	894	853	826	-3
Washington	746	654	619	611	602	591	564	543	-4
Oregon	507	468	454	432	441	432	429	456	6
California	1,537	1,344	1,320	1,337	1,317	1,325	1,257	1,195	-5
48 States	568	518	530	533	517	505	487	486	0

1/ Nominal values for farmland and buildings adjusted by the Gross Domestic Product implicit price deflator indexed to 1982=100. Farm real estate values for 1991 and 1992 reflect revised deflators.

Appendix table 2.--Total value of farmland and buildings, by State, 1985-93 1/

State	April 1	As of February 1				As of January 1			
	1985	1986	1987	1988	1989	1990	1991	1992	1993
	Million dollars								
Northeast:	36,184	35,221	38,408	40,271	44,105	42,719	42,034	41,740	42,758
Maine	1,153	1,273	1,284	1,395	1,478	1,478	1,389	1,322	1,408
New Hampshire	777	875	923	1,077	1,119	1,096	1,031	961	1,024
Vermont	1,515	1,695	1,704	1,708	1,797	1,797	1,724	1,642	1,748
Massachusetts	1,616	1,905	2,078	2,416	2,559	2,559	2,456	2,338	2,490
Rhode Island	218	240	247	347	367	352	319	290	300
Connecticut	1,442	1,518	1,565	1,835	1,943	1,855	1,781	1,655	1,763
New York	7,464	7,503	8,350	8,540	8,602	8,182	8,557	8,618	9,178
New Jersey	2,833	2,758	3,356	3,493	3,998	4,032	4,323	4,201	3,991
Pennsylvania	12,416	11,322	12,939	13,106	15,367	14,637	14,232	14,562	13,979
Delaware	1,037	1,078	1,040	1,041	1,214	1,288	1,281	1,191	1,323
Maryland	5,711	5,057	4,921	5,313	5,663	5,445	4,941	4,960	5,545
Lake States:	56,733	46,939	41,530	46,204	47,856	49,137	52,836	53,013	55,020
Michigan	12,517	11,230	10,164	10,584	10,616	10,854	11,718	11,937	12,200
Wisconsin	16,905	14,889	13,761	14,620	14,890	14,133	14,928	15,047	16,115
Minnesota	27,311	20,821	17,605	21,000	22,350	24,150	26,190	26,028	26,705
Corn Belt:	138,786	121,672	111,988	125,033	136,973	136,325	140,053	143,088	147,480
Ohio	19,203	17,944	17,115	18,704	19,813	18,903	19,107	19,241	19,510
Indiana	22,049	19,144	17,194	18,991	20,402	20,277	20,400	20,843	21,864
Illinois	39,647	35,354	32,865	36,093	39,416	39,587	40,841	42,760	42,846
Iowa	36,653	29,330	26,334	31,725	36,884	36,917	38,760	39,355	41,598
Missouri	21,234	19,901	18,479	19,520	20,459	20,642	20,946	20,889	21,662
Northern Plains:	74,464	65,034	59,613	66,176	71,543	76,348	78,938	80,511	82,960
North Dakota	15,253	13,638	12,319	12,951	13,203	13,770	14,867	14,477	15,679
South Dakota	12,856	11,900	10,548	11,917	12,870	14,543	15,514	16,113	16,339
Nebraska	22,911	19,629	18,886	21,525	24,633	25,905	26,188	26,790	27,326
Kansas	23,443	19,866	17,861	19,783	20,837	22,130	22,369	23,131	23,616
Appalachia:	53,624	52,591	50,500	51,860	53,328	54,194	51,457	52,944	54,880
Virginia	10,566	10,963	10,497	10,902	11,997	13,492	11,396	11,861	11,268
West Virginia	2,186	2,281	2,343	2,523	2,599	2,268	2,313	2,659	2,576
North Carolina	14,373	13,542	13,220	13,009	13,170	12,251	11,933	12,010	12,526
Kentucky	13,849	13,646	12,649	12,813	12,936	13,832	13,564	13,998	15,286
Tennessee	12,650	12,160	11,790	12,613	12,625	12,350	12,251	12,416	13,223
Southeast:	45,182	43,173	42,933	45,641	47,399	48,577	47,197	45,559	46,423
South Carolina	4,939	4,699	4,197	4,616	4,977	4,727	4,930	4,840	4,530
Georgia	11,968	11,345	11,554	11,960	12,575	12,650	12,040	10,917	11,660
Florida	19,346	18,293	18,775	20,585	21,134	22,727	22,397	21,648	21,778
Alabama	8,929	8,837	8,407	8,480	8,713	8,474	7,831	8,153	8,455
Delta States:	40,270	34,755	29,448	29,987	30,379	29,233	29,550	28,530	29,679
Mississippi	12,054	10,898	9,451	9,410	9,483	9,464	9,651	9,441	9,686
Arkansas	14,425	12,301	11,434	12,024	12,215	11,625	11,935	11,219	11,769
Louisiana	13,791	11,556	8,564	8,554	8,681	8,144	7,964	7,870	8,225
Southern Plains:	113,715	96,721	88,351	87,648	85,173	81,741	79,049	77,390	78,678
Oklahoma	19,691	17,173	15,686	15,840	17,193	16,401	16,038	16,790	17,411
Texas	94,025	79,548	72,664	71,808	67,980	65,340	63,011	60,600	61,266
Mountain:	74,344	65,643	63,010	62,847	63,256	64,802	69,274	69,556	71,347
Montana	14,800	14,203	12,138	12,444	12,665	14,399	14,653	15,127	16,216
Idaho	10,711	8,958	7,612	7,836	8,152	9,056	8,897	9,272	9,328
Wyoming	6,287	5,518	5,464	5,116	4,942	5,185	5,324	4,819	5,200
Colorado	15,042	12,310	12,512	12,435	12,295	11,850	13,448	12,043	12,548
New Mexico	8,324	7,199	6,974	8,010	8,500	8,722	10,189	10,558	9,925
Arizona	11,062	10,076	11,071	10,184	9,864	9,468	10,260	10,879	10,966
Utah	5,947	5,426	5,101	4,803	4,757	4,396	4,554	4,801	5,248
Nevada	2,171	1,952	2,138	2,020	2,083	1,727	1,949	2,057	1,917
Pacific:	86,094	79,355	71,329	71,242	73,499	75,111	77,292	75,815	75,328
Washington	15,187	13,433	12,095	11,824	12,112	12,464	12,768	12,672	12,507
Oregon	11,077	10,211	9,676	9,648	9,523	10,164	10,377	10,557	11,496
California	59,829	55,711	49,559	49,770	51,864	52,483	54,146	52,587	51,325
48 States	719,398	641,104	597,110	626,909	653,511	658,187	667,678	668,145	684,554

1/ Total values are estimated by multiplying per acre values times acres of land in farms and ranches.

Appendix table 3.--Average per farm value of farmland and buildings, by State, 1985-93 1/

State	April 1	As of February 1				As of January 1			
	1985	1986	1987	1988	1989	1990	1991	1992	1993
	Dollars								
Northeast:	223,955	222,822	247,365	263,953	296,069	291,916	287,902	287,463	294,478
Maine	153,756	167,500	175,872	191,082	202,404	205,215	195,600	186,211	198,315
New Hampshire	228,599	273,341	288,539	336,600	360,806	377,976	355,531	331,414	352,956
Vermont	210,440	238,765	240,054	240,631	256,700	256,700	249,916	237,920	253,385
Massachusetts	248,690	280,147	305,618	350,151	370,846	370,846	355,965	338,879	360,906
Rhode Island	283,454	311,334	321,290	450,135	476,681	475,622	455,117	413,577	440,460
Connecticut	351,767	370,145	391,322	458,810	485,870	475,677	456,615	424,348	451,931
New York	169,635	174,479	198,798	208,[illegible]	220,554	212,509	225,192	226,793	241,534
New Jersey	311,349	313,366	394,880	420,810	481,667	497,726	520,790	494,287	469,572
Pennsylvania	214,075	200,386	231,057	238,285	284,570	276,164	268,523	280,035	268,834
Delaware	296,344	336,731	335,380	347,117	404,740	444,010	441,848	440,934	489,878
Maryland	326,348	297,446	298,238	332,084	362,987	358,224	320,844	317,961	355,481
Lake States:	236,[illegible]	200,595	180,566	200,887	211,752	220,344	239,075	239,876	248,960
Michigan	205,202	190,331	178,311	188,998	193,025	201,000	217,000	221,058	225,921
Wisconsin	203,675	181,576	169,892	178,295	183,822	176,660	188,956	190,469	203,992
Minnesota	284,486	223,877	191,360	228,261	248,333	271,348	297,614	295,777	303,468
Corn Belt:	284,398	254,013	240,317	269,468	299,723	304,978	321,221	330,457	340,600
Ohio	215,764	203,907	203,748	220,052	230,388	225,033	238,836	246,678	250,132
Indiana	272,213	245,430	232,358	256,638	287,346	298,194	313,846	320,657	336,369
Illinois	426,311	388,500	369,274	410,150	458,320	476,946	498,055	527,901	528,957
Iowa	330,210	269,082	246,111	296,491	351,271	354,971	379,995	385,832	407,824
Missouri	186,262	176,118	164,995	177,455	187,699	191,126	195,753	195,226	202,450
Northern Plains:	367,723	327,625	301,075	338,494	367,829	391,528	409,007	421,524	434,344
North Dakota	448,628	407,117	367,727	386,609	394,119	405,000	450,521	438,707	475,120
South Dakota	352,220	330,554	297,115	340,477	367,715	415,518	443,263	460,375	466,820
Nebraska	381,855	332,700	320,098	371,116	432,163	454,474	467,636	478,391	487,959
Kansas	325,601	283,798	255,152	286,706	301,978	320,722	324,193	345,234	352,484
Appalachia:	154,983	156,521	153,029	159,568	167,171	174,538	169,824	174,733	181,122
Virginia	195,663	214,953	214,234	227,121	255,255	293,313	253,244	269,573	256,095
West Virginia	104,096	108,599	111,589	120,162	123,767	110,639	115,625	132,943	128,822
North Carolina	189,125	185,501	188,853	191,307	202,615	197,598	198,880	200,160	208,767
Kentucky	138,488	137,843	127,765	132,091	136,171	148,732	149,057	153,827	167,979
Tennessee	133,159	132,174	129,563	138,600	138,738	138,769	140,818	141,094	150,265
Southeast:	268,144	260,081	263,391	278,301	293,493	301,722	301,575	292,984	298,542
South Carolina	179,606	174,041	161,409	177,550	195,165	189,072	201,208	197,545	184,902
Georgia	239,352	231,521	240,708	244,082	261,975	263,542	261,728	237,335	253,474
Florida	496,054	469,058	469,378	502,073	515,473	554,305	559,913	555,089	558,419
Alabama	171,717	173,265	171,571	176,667	185,387	180,296	170,237	177,247	183,805
Delta States:	298,297	267,344	232,794	241,833	246,983	245,651	259,212	250,264	260,346
Mississippi	251,129	236,915	214,788	224,036	231,290	236,600	253,979	248,442	254,902
Arkansas	272,164	246,020	233,351	245,384	254,471	247,340	259,457	243,889	255,840
Louisiana	405,624	339,872	255,629	259,212	255,335	254,484	265,467	262,345	274,151
Southern Plains:	430,740	369,163	341,123	341,043	332,707	319,301	309,996	304,684	309,754
Oklahoma	273,481	238,507	220,936	226,286	245,614	234,300	229,114	236,482	245,232
Texas	489,713	418,674	386,513	384,000	365,484	351,290	340,600	331,145	334,787
Mountain:	601,004	533,679	516,898	518,113	525,822	545,013	585,083	591,966	607,212
Montana	609,069	582,108	495,430	505,833	512,769	582,955	593,235	614,909	659,182
Idaho	435,386	373,257	330,974	348,284	368,846	415,399	415,724	441,521	444,170
Wyoming	698,574	613,156	620,905	574,787	555,236	582,607	591,600	523,816	565,197
Colorado	563,369	462,773	463,401	455,505	455,352	447,162	517,231	472,262	492,097
New Mexico	594,602	514,198	498,110	572,143	607,107	646,074	754,741	782,111	735,184
Arizona	1,301,455	1,171,577	1,317,923	1,257,222	1,217,778	1,213,846	1,282,500	1,359,835	1,370,713
Utah	427,811	396,077	375,104	361,090	365,946	333,008	342,398	363,723	397,549
Nevada	803,999	723,037	822,383	777,038	833,040	690,640	779,640	822,910	766,952
Pacific:	544,898	502,248	451,451	449,474	462,258	473,886	492,303	484,441	481,327
Washington	399,668	353,503	318,279	311,158	318,737	336,865	345,081	333,461	329,126
Oregon	299,377	275,967	261,504	264,318	257,378	278,460	280,470	281,507	306,561
California	720,837	671,220	597,097	592,500	617,430	617,449	652,363	649,222	633,640
48 States	314,522	285,624	270,471	286,016	301,815	308,250	317,957	319,580	327,428

1/ Average per farm value is estimated by dividing total value of farmland by the number of farms.

Appendix table 4.--Total value of farm buildings, by State, 1983-93

State	As of April 1			As of February 1				As of January 1			
	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993
	Million dollars										
Northeast:	9,452	9,756	10,163	10,959	12,390	12,916	13,462	12,296	11,750	11,788	12,147
Maine	311	292	329	387	390	409	397	397	373	356	378
New Hampshire	176	181	222	266	281	316	301	295	277	259	275
Vermont	398	393	432	515	518	501	483	483	465	442	470
Massachusetts	371	385	461	579	632	708	688	689	662	630	670
Rhode Island	58	54	62	73	75	102	99	95	86	78	[illegible]
Connecticut	369	350	411	461	476	538	523	499	480	446	474
New York	2,305	2,377	2,448	2,731	3,148	3,220	3,097	2,738	2,747	2,796	3,001
New Jersey	609	545	569	593	725	730	772	779	834	811	776
Pennsylvania	3,478	3,694	3,675	3,748	4,490	4,587	5,194	4,585	4,285	4,430	4,288
Delaware	226	240	234	281	292	304	351	345	330	310	348
Maryland	1,151	1,244	1,319	1,325	1,363	1,504	1,557	1,391	1,211	1,230	1,386
Lake States:	13,774	14,467	14,222	13,792	13,144	14,808	14,834	13,826	14,126	14,377	15,126
Michigan	2,942	3,163	3,267	3,358	3,222	3,408	3,291	3,089	3,186	3,281	3,380
Wisconsin	5,449	5,665	5,629	5,688	5,573	6,024	5,911	5,157	5,180	5,292	5,726
Minnesota	5,383	5,640	5,326	4,747	4,348	5,376	5,632	5,580	5,760	5,803	6,020
Corn Belt:	21,450	22,725	21,122	22,234	22,358	25,849	27,540	24,708	23,964	24,753	25,895
Ohio	3,850	4,148	4,090	4,576	4,792	5,480	5,706	4,930	4,726	4,823	4,959
Indiana	3,608	3,998	3,947	4,116	4,041	4,672	4,937	4,450	4,240	4,385	4,666
Illinois	4,270	4,661	4,203	4,490	4,568	5,234	5,597	5,073	4,959	5,273	5,358
Iowa	5,902	5,712	4,912	4,634	4,503	5,584	6,307	5,695	5,662	5,841	6,246
Missouri	3,819	4,207	3,971	4,418	4,454	4,880	4,992	4,560	4,378	4,432	4,666
Northern Plains:	8,813	9,189	8,783	9,087	9,001	10,301	10,743	10,374	10,120	10,484	10,947
North Dakota	1,656	1,759	1,724	1,787	1,712	1,813	1,756	1,661	1,697	1,661	1,818
South Dakota	1,642	1,828	1,748	1,928	1,856	2,157	2,252	2,304	2,298	2,442	2,519
Nebraska	2,758	2,710	2,474	2,532	2,682	3,186	3,547	3,344	3,203	3,331	3,455
Kansas	2,758	2,892	2,837	2,841	2,751	3,145	3,188	3,066	2,922	3,050	3,155
Appalachia:	11,781	12,673	13,686	15,456	15,771	16,516	16,396	15,318	13,874	14,447	14,998
Virginia	2,271	2,389	2,715	3,245	3,307	3,510	3,743	3,854	3,106	3,268	3,115
West Virginia	633	645	616	739	804	878	871	696	677	787	762
North Carolina	2,833	3,237	3,450	3,710	3,834	3,812	3,701	3,162	2,938	2,990	3,127
Kentucky	3,164	3,343	3,628	4,162	4,136	4,318	4,243	4,160	3,892	4,064	4,437
Tennessee	2,881	3,059	3,276	3,599	3,690	3,998	3,838	3,447	3,261	3,339	3,556
Southeast:	6,706	6,942	7,764	8,734	9,313	10,127	10,287	9,453	8,676	8,491	8,800
South Carolina	966	949	1,057	1,175	1,129	1,274	1,334	1,154	1,144	1,138	1,082
Georgia	2,100	2,189	2,501	2,825	3,154	3,421	3,559	3,250	2,940	2,704	2,923
Florida	1,781	1,897	2,089	2,287	2,516	2,820	2,790	2,736	2,562	2,513	2,552
Alabama	1,859	1,906	2,116	2,448	2,514	2,612	2,605	2,313	2,030	2,137	2,244
Delta States:	5,622	6,114	6,743	6,886	6,398	6,759	6,681	5,858	5,638	5,501	5,794
Mississippi	1,866	2,091	2,206	2,354	2,221	2,296	2,257	2,054	1,984	1,965	2,045
Arkansas	2,175	2,268	2,510	2,522	2,550	2,777	2,748	2,372	2,325	2,207	2,339
Louisiana	1,581	1,755	2,027	2,011	1,627	1,685	1,676	1,433	1,329	1,329	1,409
Southern Plains:	9,690	11,278	14,280	14,621	14,759	15,405	14,880	12,837	11,747	11,730	12,008
Oklahoma	2,833	3,078	3,091	3,246	3,278	3,485	3,731	3,201	2,970	3,147	3,298
Texas	6,857	8,200	11,189	11,375	11,481	11,920	11,149	9,636	8,777	8,583	8,710
Mountain:	8,013	8,869	9,703	10,182	10,530	10,878	10,631	9,838	9,883	9,995	10,453
Montana	1,397	1,636	1,776	2,088	1,978	2,153	2,178	2,239	2,171	2,254	2,460
Idaho	1,565	1,628	1,757	1,747	1,606	1,700	1,704	1,713	1,580	1,675	1,703
Wyoming	635	706	780	822	896	880	820	800	766	700	770
Colorado	1,770	1,965	2,196	2,154	2,402	2,487	2,397	2,085	2,230	2,026	2,136
New Mexico	704	798	866	864	879	1,009	1,003	935	1,019	1,073	1,030
Arizona	759	840	929	977	1,118	1,029	937	792	828	891	910
Utah	894	955	1,005	1,091	1,107	1,071	1,023	848	836	890	983
Nevada	290	341	395	439	543	550	569	427	454	485	461
Pacific:	11,120	12,308	13,643	14,921	14,560	14,908	14,775	13,682	13,297	13,259	13,431
Washington	2,296	2,519	2,916	3,022	2,903	2,885	2,810	2,608	2528	2,538	2,538
Oregon	2,157	2,383	2,470	2,706	2,787	2,865	2,733	2,634	2,528	2,615	2,877
California	6,666	7,406	8,256	9,192	8,871	9,158	9,232	8,439	8,242	8,106	8,016
48 States	106,421	114,321	120,109	126,873	128,223	138,467	140,229	128,189	123,075	124,824	129,599

Appendix table 5.--Average per acre value of farmland, by State, 1981-93 1/

State	Feb. 1	As of April 1				As of February 1				As of January 1				Percent change
	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1992-93
	Dollars													Percent
Northeast:	1,000	1,005	1,001	1,036	968	923	1,010	1,077	1,225	1,236	1,227	1,228	1,255	2
Maine	438	476	511	522	553	595	616	680	745	764	715	680	726	7
New Hampshire	736	795	848	917	1,029	1,171	1,285	1,493	1,635	1,678	1,570	1,494	1,593	7
Vermont	529	571	608	631	677	737	775	795	870	893	834	794	847	7
Massachusetts	1,197	1,312	1,417	1,525	1,700	1,922	2,096	2,512	2,751	2,822	2,639	2,513	2,677	7
Rhode Island	1,807	1,910	1,993	2,028	2,138	2,286	2,359	3,357	3,675	3,771	3,527	3,358	3,578	7
Connecticut	1,719	1,827	1,917	1,993	2,148	2,347	2,476	2,949	3,229	3,313	3,098	2,950	3,143	7
New York	530	568	574	596	551	536	598	619	655	649	700	710	753	6
New Jersey	2,377	2,519	2,531	2,403	2,358	2,353	2,924	3,139	3,666	3,805	3,964	3,852	3,654	-5
Pennsylvania	1,142	1,104	1,120	1,172	1,005	891	1,006	1,026	1,241	1,241	1,228	1,267	1,211	-4
Delaware	1,569	1,447	1,481	1,475	1,235	1,244	1,206	1,250	1,463	1,654	1,669	1,572	1,741	11
Maryland	2,014	1,889	1,695	1,775	1,689	1,493	1,452	1,621	1,785	1,803	1,658	1,696	1,891	12
Lake States:	995	994	931	904	713	563	484	536	565	605	664	667	689	3
Michigan	1,009	1,010	965	975	819	709	631	658	678	719	790	801	817	2
Wisconsin	833	837	814	790	630	517	463	486	510	511	557	564	601	7
Minnesota	1,089	1,084	988	946	723	536	442	521	557	619	681	679	694	2
Corn Belt:	1,572	1,457	1,311	1,268	939	794	720	796	879	897	935	957	984	3
Ohio	1,542	1,373	1,262	1,238	957	846	790	848	899	890	916	936	945	1
Indiana	1,761	1,566	1,393	1,403	1,104	916	812	873	943	972	1,010	1,029	1,075	5
Illinois	2,013	1,863	1,688	1,683	1,235	1,075	989	1,079	1,187	1,211	1,259	1,315	1,315	0
Iowa	1,789	1,694	1,509	1,348	945	735	652	780	913	931	988	1,003	1,058	5
Missouri	848	812	734	740	560	504	458	480	509	529	545	543	561	3
Northern Plains:	485	497	480	467	364	310	281	311	338	367	383	390	401	3
North Dakota	394	413	399	404	331	290	261	274	283	299	326	317	343	8
South Dakota	294	312	311	322	250	224	196	220	240	276	299	309	313	1
Nebraska	669	671	643	588	433	362	343	389	448	479	488	498	507	2
Kansas	559	568	544	536	429	355	315	347	[illegible]	398	406	420	428	2
Appalachia:	862	860	859	865	771	724	690	707	746	796	773	792	821	4
Virginia	882	871	893	878	826	830	790	812	917	1,082	942	988	937	-5
West Virginia	520	557	530	529	436	417	416	445	467	425	442	506	490	-3
North Carolina	1,068	1,041	1,056	1,134	1,011	910	894	893	947	937	937	949	989	4
Kentucky	817	841	831	803	705	654	591	594	612	686	686	705	769	9
Tennessee	835	818	799	795	700	659	643	684	697	718	725	720	767	7
Southeast:	966	940	938	943	885	828	826	879	935	1,009	1,022	986	1,001	1
South Carolina	799	807	780	757	706	653	579	631	687	687	728	712	663	-7
Georgia	815	775	776	759	701	641	646	657	716	752	752	679	722	6
Florida	1,423	1,381	1,436	1,492	1,426	1,345	1,390	1,545	1,638	1,833	1,889	1,822	1,831	0
Alabama	732	712	666	657	608	581	551	554	576	611	586	614	634	3
Delta States:	993	983	[illegible]	922	842	706	593	605	622	625	645	622	646	4
Mississippi	[illegible]	839	763	803	698	610	524	527	543	571	599	584	597	2
Arkansas	909	944	837	823	749	619	562	585	603	596	620	581	608	5
Louisiana	1,285	1,250	1,193	1,253	1,200	984	746	755	770	754	754	752	783	4
Southern Plains:	461	520	518	566	590	492	443	438	426	417	410	400	407	2
Oklahoma	601	639	614	624	503	422	376	374	408	400	396	401	415	3
Texas	426	490	494	552	611	509	459	454	431	422	414	400	404	1
Mountain:	276	292	282	291	261	225	214	213	216	226	246	247	252	2
Montana	230	248	236	249	214	199	167	170	173	201	207	215	229	7
Idaho	673	732	709	698	618	508	435	448	471	537	542	563	565	0
Wyoming	163	175	175	179	158	135	131	122	118	126	131	118	127	8
Colorado	386	401	403	412	373	297	297	295	295	295	342	305	317	4
New Mexico	174	178	163	176	166	142	137	157	168	175	207	215	201	-6
Arizona	265	280	269	289	270	245	269	251	248	240	262	277	279	1
Utah	490	511	486	489	426	380	353	330	330	314	329	346	377	9
Nevada	230	234	216	224	200	170	179	165	170	146	168	177	164	-7
Pacific:	1,089	1,185	1,191	1,215	1,088	975	863	861	902	951	998	988	978	-1
Washington	738	783	792	815	762	651	574	559	581	616	640	633	623	-2
Oregon	553	587	585	587	478	419	385	381	381	423	441	454	493	9
California	1,548	1,704	1,717	1,755	1,587	1,445	1,275	1,285	1,362	1,430	1,515	1,493	1,453	-3
48 States	709	715	684	689	594	513	471	492	519	538	556	556	568	2

1/ Nominal dollars.

Appendix table 6.--U.S. agricultural landholdings by country of foreign owner, December 31, 1992

Country	Acres	Country	Acres
Argentina	13,394	Lebanon	13,114
Australia	5,431	Liberia	29,684
Austria	55,522		
Bahamas	34,879	Liechtenstein	132,613
Bahrain	313	Luxembourg	3,976
Barbados	117	Malaysia	7,948
Belgium	65,827	Mexico	174,587
Belize	549	Morocco	1,035
Bermuda	73,667	Namibia	197
Bolivia	11	Netherlands	113,890
		Netherlands Antilles	359,505
Brazil	5,262	New Zealand	463
British Virgin Islands	67,881	Nicaragua	1,378
Canada	1,691,157		
Cayman Islands	22,984	Norway	5,393
Chile	1,582	Oman	454
China	496	Pakistan	2,168
Colombia	11,409	Panama	165,182
Costa Rica	13,419	Peru	308
Cuba	20	Philippines	3,663
Czechoslovakia	485	Poland	147
		Portugal	1,306
Denmark	9,092	Russia	761
Dominican Republic	2,128	St. Vincent	2,637
Ecuador	976		
Egypt	2,134	Saudi Arabia	30,336
El Salvador	128	Singapore	528
France	87,277	Somalia	11
Gambia	294	South Africa	2,309
Germany	742,360	Spain	3,716
Greece	60,416	Sweden	31,834
Guatemala	1,102	Switzerland	289,801
		Syria	2,689
Guyana	35	Taiwan	7,873
Honduras	1,018	Tanzania	10,143
Hong Kong	14,763		
Hungary	110	Thailand	1,807
India	1,687	Trinidad & Tobago	94
Indonesia	752	Turkey	38
Iran	2,343	Turks Islands	3,192
Ireland	10,526	United Arab Emirates	3,930
Israel	951	United Kingdom	1,808,004
Italy	82,527	Uruguay	10,807
		Venezuela	22,430
Ivory Coast	119	Vietnam	152
Jamaica	1,631		
Japan	199,339	Yugoslavia	1,023
Jordan	1,580	Zimbabwe	230
Kampuchea	31	Multiple[1]	55,861
Korea (South)	1,570	Third tier[2]	69,204
Kuwait	20,156		
Laos	31	Subtotal[3]	6,686,902

Appendix table 6.--U.S. agricultural landholdings by country of foreign owner, December 31, 1992, continued

Country	Acres	Country	Acres
US/Andorra	3,741	US/Lebanon	703
US/Argentina	4,255	US/Liberia	26,733
US/Australia	1,287		
US/Austria	19,935	US/Libyan Arab Republic	280
US/Bahamas	70,683	US/Liechtenstein	87,109
US/Barbados	41	US/Luxembourg	233,655
US/Belgium	76,838	US/Malaysia	300
US/Bermuda	38,728	US/Mexico	354,880
US/Brazil	12,847	US/Netherlands	321,489
US/Brit. Virgin Islands	15,998	US/Netherlands Antilles	219,401
		US/New Hebrides	2,991
US/Canada	1,690,048	US/New Zealand	47,010
US/Cayman Islands	12,271	US/Nicaragua	282
US/Chile	9,929		
US/China	15,589	US/Norway	9,709
US/Colombia	10,154	US/Panama	145,586
US/Costa Rica	407	US/Peru	1,253
US/Denmark	6,998	US/Philippines	7,793
US/Ecuador	1,632	US/Portugal	1,683
US/Egypt	1,963	US/Qatar	219
US/El Salvador	607	US/Saudi Arabia	10,543
		US/South Africa	2,573
US/Finland	2,369	US/Spain	4,574
US/France	1,095,389	US/Sweden	6,100
US/Germany	677,867		
US/Greece	5,249	US/Switzerland	326,466
US/Guatemala	412	US/Taiwan	17,029
US/Guyana	334	US/Thailand	252
US/Honduras	37	US/Trinidad & Tobago	20
US/Hong Kong	131,379	US/Turkey	443
US/Indonesia	544	US/United Arab Emirates	2,627
US/Iran	1,861	US/United Kingdom	1,176,170
		US/Uruguay	618
US/Iraq	800	US/Venezuela	39,572
US/Ireland	4,655	US/Multiple[1]	176,656
US/Italy	20,861	US/Third Tier[2]	385,747
US/Japan	277,326		
US/Jordan	150	Subtotal[4]	7,832,097
US/Kenya	32		
US/Korea (South)	85	Total all landholdings	14,518,999
US/Kuwait	8,330		

1/ A report is processed as "multiple" when no single country predominates--for example, an equal partnership between a Canadian and a German. 2/ A report is processed as "third tier" if three or more levels of ownership are reported with no foreign interests stated. 3/ Total interests excluding U.S. corporations with foreign shareholders. 4/ Total interest of U.S. corporations with foreign shareholders.

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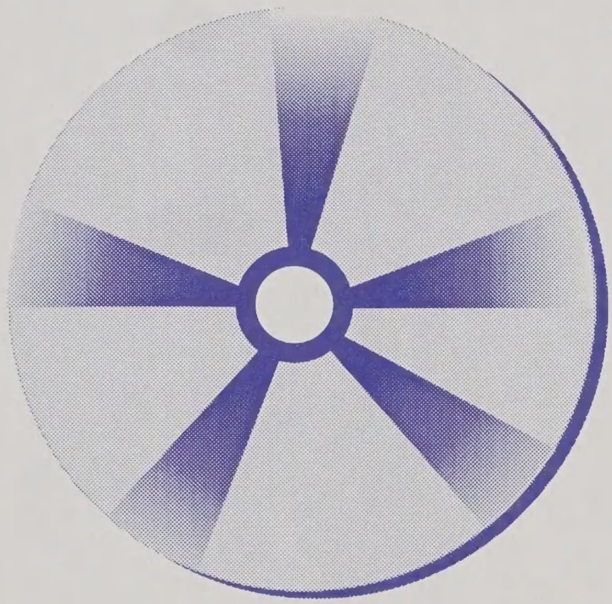

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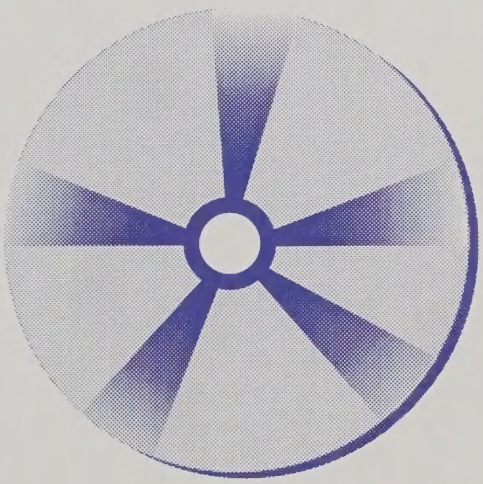

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